SECTION 6 - ACCEPTANCE OF IMPROVEMENTS WITHIN SUBDIVISIONS

6.1 General Acceptance Procedures

A. When construction of the roads, streets, utilities, and drainage facilities is complete, the project engineer should notify the County Engineering Department and request an inspection of the work. The following documents must be submitted for review and approval prior to the scheduled inspection date.

1. Development Engineer Affidavit of Construction Compliance. Refer to *(Appendix I)*.
2. Independent Testing Laboratory Affidavit of Materials Compliance. Refer to *(Appendix K)*.
3. Contractor/Contractors Affidavit of Construction Compliance. Refer to *(Appendix J)*.
4. Development Engineer's Drainage Facilities Construction Statement. Refer to *(Appendix O)*.
5. One complete set of Record Documents of all underground utilities, streets and drainage improvement that have been constructed.
6. All Public improvements that were required by a city or the ETJ of a city may be referred to the city for their review and action.

B. The County Engineering and/or Drainage District will inspect the improvements and issue a punch list of any deficiencies.

1. The inspection shall document the existing condition of all roads, streets, bridges, driveway structures, sidewalks and pedestrian access structures, related roadside drainage facilities, signage and traffic control devices, and all other appurtenances related to a complete system of public roads or streets. The complete system of public roads, streets along with all related appurtenances must be in strict compliance with all Federal, State, County and applicable Municipal regulations, codes, statutes and policies in effect at the time of the request for acceptance. Conditions that will be noted on this inspection report will consist of, but not be limited to:
   a. Curb and Gutter roads: pavement cracks, pavement settlement, birdbaths, lack of joint sealing, spalling joints, other pavement irregularities, cracked curbing, missing curbs, dirt, trash or other debris in right-of-way, broken, cracked, sunken or debris filled storm sewer inlets, broken driveways or sidewalks.
   b. Open Ditch roads: depth, width and type of base material and of any black top material; crown width, shape of road cross section, ditches holding water, undersized driveway
   entrance culverts and other adverse drainage conditions.
   c. Bridges, drainage structures, utilities and all construction located within the road or street right-of-way or directly affecting the proper function of the system of public streets.
   d. A complete system of signage and traffic control devices in compliance with the *Texas Manual on Uniform Traffic Control Devices.*
   e. Any and all other items related to the safe operation and maintenance of a complete system of public streets and drainage.

C. After notification that all deficiencies have been corrected and a final inspection has been completed, the County Engineering Department will issue a recommendation to Commissioners Court for the preliminary acceptance of construction and to establish the date of Construction Completion.

D. Final inspection should be scheduled within 60 day of the initial inspection. A complete re-inspection and a new punch list may be required after the sixty day period.

E. Upon approval of Commissioners Court, the bond for the roads and street may be reduced as shown in *(Section 3, 3.9 E.)* of these regulations and the bonds for the drainage facilities may be reduced as shown in *(Section 3, 3.9 F.)*.

6.2 One Year Maintenance Period

A. To qualify for acceptance into the County Road Maintenance System, the roads or streets and subdivision drainage and detention systems must be maintained by the Developer for a minimum of one year after the date of construction completion.

6.3 Acceptance into the County Road Maintenance System

A. Requests for County acceptance of roads and streets shall be directed to the appropriate County Commissioner by the developer or lot owners.

B. A permanent bench mark brass disk shall be obtained from the County Engineer as referenced in *(Section 4, 4.17 D)*.

C. The County Engineer will perform an inspection. The County Engineer will develop and issue a composite list of deficiencies. The inspection will cover all the items noted above for the construction completion inspection.

D. After the deficiencies are corrected, the County Engineer will issue a recommendation to the respective County Commissioner with road or street names and lengths, and bond number, amount and bond release information.

E. Upon approval and recommendation of the Precinct Commissioner, the Commissioners' Court will consider accepting road(s) into the County Road Maintenance System.

6.4 Acceptance into the Drainage District Maintenance System

A. Request for Drainage District acceptance of drainage channel(s) shall be directed to the Drainage District Engineer by the developer or lot owners.

B. The Drainage District Engineer will perform an inspection and develop and issue a composite list of deficiencies.

C. After the deficiencies are corrected, the Drainage District will issue a recommendation to the respective County Commissioner.

D. Upon approval and recommendation of the Precinct Commissioner, the Drainage District Board of Directors will consider accepting the channel(s) into the Drainage District Maintenance System.

6.5 Conditions of Acceptance

A. Acceptance of the road(s) and street(s) into the County Road Maintenance System will only constitute acceptance of roads, streets, bridges, open ditch drainage and their related appurtenances. Fort Bend County does not accept or assume maintenance, liability or responsibility of sidewalks, utilities, storm sewer systems or related construction located within public right-of-way.

B. Detention facilities will not be accepted for maintenance by the Fort Bend County Drainage District. Only 100-year capacity open ditch type of drainage channels meeting all the requirements of the Fort Bend County Drainage District Criteria Manual will be considered for acceptance into the Drainage District maintenance system.

6.6 Release of Bond

A. The bond will be released when the roads are accepted into the County Road Maintenance System.

B. The bond will be released when the drainage facilities covered by such bonds have be inspected and approved. Approval of the drainage facilities does not imply acceptance into the Fort Bend County Drainage District Maintenance System.

END OF SECTION SIX