

ORDINANCE NO. 2000-07

TOWN OF TALTY, TEXAS **SUBDIVISION REGULATIONS**

AN ORDINANCE AMENDING ORDINANCE NO. 99-08 OF THE TOWN OF TALTY, TEXAS, SUBDIVISION REGULATIONS; PROVIDING RULES AND REGULATIONS FOR PRELIMINARY PLAT, FINAL PLAT, AND FINAL APPROVAL OF SUBDIVISIONS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY BY FINE OF NOT LESS THAN ONE DOLLAR (\$1.00) NOR MORE THAN TWO THOUSAND DOLLARS (\$2,000.00) FOR VIOLATIONS; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Talty Texas has reviewed Ordinance No. 99-08, "Talty Zoning Ordinance," and has found that certain Sections of the ordinance are in need of revision;

WHEREAS, the Town Council of the Town of Talty, Texas, has found it necessary to update the Town's Zoning Ordinances to comply with the laws of the State of Texas; and

WHEREAS, the governing body of the Town of Talty, in compliance with the laws of the State of Texas and the Ordinances of the Town, have given requisite notice by publication and otherwise, after holding due hearings and affording a full and fair hearing to all persons interested, and in the exercise of its legislative discretion in the best interests of the health, safety and welfare of the citizens of the Town, have concluded that new subdivision regulations should be adopted as hereinafter provided; **NOW, THEREFORE**,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TALTY,

TEXAS:

Section 1. Purpose

Under the provisions of the Constitution and laws of the State of Texas, including particularly Chapter 212 of the Texas Local Government Code, as heretofore or hereafter amended, hereafter every owner of any tract of land situated within the Town of Talty or within the extraterritorial jurisdiction of the Town, who may hereafter divide the same in two (2) or more parts described by metes and bounds or otherwise for the purpose of laying out any subdivision of such tract of land or any addition to the Town; or for laying out suburban, building or other lots, or to lay out streets, alleys, squares, parks, or other parts, are required to submit a plat of such subdivision or addition for approval by the governing body of the Town of Talty. The rules and regulations of the Town established by ordinance governing plats and subdivisions of land be and the same are hereby extended to and shall apply to all of the area under the extraterritorial jurisdiction of the Town.

On and after the passage of this Ordinance, any person, firm or corporation seeking approval of any plat, plan or re-plat of any subdivision of land within the Town of Talty, Texas and its legally established extraterritorial jurisdiction shall be required to comply with the requirements of this ordinance before such approval may be granted.

Section 2. General

These regulations shall govern every person, firm, association or corporation owning any tract of land within the town limits of the Town of Talty who may hereafter divide the same into two or more parts for the purpose of laying out any subdivision of any tract of land or any addition to the Town, or for laying out suburban, building or other lots, or for laying out any streets, alleys, squares, parks or other portions intended to be dedicated for public use, or other portions intended for public use, or the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts.

Section 3. Definitions

1. “Town” or “the Town” shall mean the Town of Talty.
2. “Subdivision” shall mean the division of a tract or parcel of land into two or more parts or lots for the purpose, whether immediate or future, of sale, building, development, or transfer of ownership, and shall include re-subdivision.
3. “Re-subdivision” shall mean the division of an existing subdivision, together any change of lot size therein, or with the relocation of any street lines.
4. The word “shall”, shall be deemed as mandatory. The word “may” shall be deemed as permissive.
5. “Plat” shall mean a map or chart of the subdivision. It shall include plan, plat or re-plat, in both the singular or plural.
6. “Town Council” shall be the governing body of the Town of Talty, Texas.
7. “Commission” shall mean the Town Planning and Zoning Commission, if active. If inactive, then “Commission” shall refer to the Town Council as the authority for plat review, study and approval.
8. “Administrative Officers” are any officers referred to by title, i.e., Town Manager, Town Attorney, Town Secretary, Town Engineer, Director of Public Works, etc., and shall be the person so retained in this position by the Town, or his duly authorized representative.
9. “Engineer” shall be the Town Engineer of the Town of Talty, the Town’s Consulting Engineers, or their duly authorized representatives.
10. “Master Plan” shall be the comprehensive plan of the Town and adjoining areas as adopted by the Town Council, including all its revision. This plan indicates the general location recommended for various land uses, transportation routes, public

developments and improvements.

11. "Preliminary Plan" shall be any plat of any lot, tract, or parcel of land that is not to be recorded of record but is only a proposed division of land for review and study by the Town.

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12.. "Final Plat" shall be any plat or any lot, tract, or parcel of land that is to be recorded of record in the Deed Records of Kaufman County, Texas.

13. "Re-platting" shall be the re-subdivision of any part or all of any block or blocks of a previously platted subdivision, addition, lot or tract.

14. "Street" means a way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.

15. "Street Width" shall be the shortest distance between the lines which delineate the rights-of-way of a street.

16. "Residential Street" shall be a street which is intended primarily to serve traffic within a neighborhood or limited residential district and which is used primarily for access to abutting properties.

17. "Collector Street" shall be a street which is continuous through several residential districts and is as a connecting street between residential districts and thoroughfares, highways, or business districts.

18. "Thoroughfare" shall be a principal traffic thoroughfare more or less continuous across the Town which is intended to connect remote parts of the Town, or areas adjacent thereto, and act as a principal connecting street with. State and Interstate Highways.

19. "Alley" shall mean minor way used primarily for vehicular services to the rear or side of properties otherwise abutting on a street.

20. "Cul-de-sac" shall mean a short residential street having but one vehicular access to another street and terminated turn around.

21. "Dead End Street" shall mean a street other than a cul-de-sac with only one outlet.

22. "Easement" shall mean an area on private property designated for some specific purpose, together with the inhibited right of access and use of said area as long as this purpose is served.

23. "Building Line" shall be a line beyond which any structure must be set back from the street or road right-of-way line or property line.

24. "Codes" shall mean any adopted set of regulations. All improvements within the Town shall be in accordance with the Codes adopted by the Town of Talty, Texas.

25. "Owner," "Sub-divider," or "Owner / Sub-divider," as used herein shall refer to the person or entity owning the property in fee simple or possessing the lawful authority to

sub-divide or convey the property. It shall also include the duly 20. "Cul-de-sac" shall mean a short residential street having but one vehicular authorized agent or representative of the owner of the real estate or a person holding a lawful and valid power of attorney concerning the property.

Section 4. Purpose, Authority and Jurisdiction

1. Under the authority of Chapter 212 of the Texas Local Government Code, which is hereby made a part of these regulations, The Town of Talty does hereby adopt the following regulations to hereafter control the subdivision of land within the corporate limits of the Town of Talty and in the unincorporated areas lying within the extraterritorial jurisdiction of the town limits of Talty, in order to provide for

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the orderly development of the areas and to secure adequate provision for traffic, light, air, recreation, transportation, water, drainage, sewage and other facilities.

2. Any owner of land located inside of or within the extraterritorial jurisdiction (i.e., within one-half (1/2) mile) of the Town of Talty wishing to subdivide such land shall submit to the Town Council a plan of the proposed subdivision which shall conform to the minimum requirements set forth in these regulations. An owner subdividing his land into parcels of not less than five (5) acres each for agricultural use and not involving new streets shall be exempt from these requirements.

3. No subdivision plat shall be filed or recorded, and no lot in a subdivision inside of or within one-half (1/2) mile of the corporate limits of Talty shall be improved or sold, until a plat thereof shall have been first approved by the Town Council. The Town shall have the authority to prohibit the installation of public utilities in unapproved streets and to prohibit the issuance of building permits for structures on lots abutting on unapproved streets.

Section 5. Preliminary Plans and Final Plats

5.01. Procedure

1. A preliminary plan of any proposed subdivision shall first be filed by the property owner or his duly-appointed representative with the Town Secretary and submitted to the Town Council for review, study, and approval before the owner proceeds with the final plat of record. This preliminary plan shall be drawn to a scale not to exceed two hundred (200) feet to the inch.
2. The preliminary plat shall contain the following information:
 - a) Existing Features Inside Subdivision

- i) The existing boundary lines of the land to be subdivided. Boundary lines shall be drawn in heavy for easy identification, complete with bearings and distances.
- ii) The location of existing water courses, railroads, and other similar drainage and transportation features.
- iii) The location and width of existing streets, alleys, easements, pipelines, water courses, location and site of any existing water or sewer mains.

3. Existing Features Outside Subdivisions

- a) The name and property lines of adjoining property owners.
- b) The name and location of adjacent' subdivisions, streets, easements, pipe lines, water courses, and location and site of any existing water or sewer mains.

4. New Features Inside Subdivision

- a) The proposed name of the subdivision.

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- b) The location, right-of-way width and names of proposed streets.

c) The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.

- d) The location of building lines, alleys and easements.

e) The location and approximate size of sites for schools, churches, and parks and other special land uses, intended to be dedicated to public use or reserved for common use of owners in the subdivision.

- f) The approximate acreage of the property to be subdivided.

g) A proposed utility plant should be included and where, unusual grade conditions exist, the Town's Engineer may require preliminary street grades.

h) The proposed use of any land contained in the subdivision that is not within the boundaries of lots or street right-of-way.

5. Key Map: A key map showing relation of subdivision of well-known streets in all directions to a distance of at least one (1) mile.

6. Title, Etc.: The date, scale, north point and title under which the plat is to be recorded, with the name of the owner and engineer platting the tract.

7. Submission: The Town Council shall be furnished with six (6) legible prints of the preliminary plan and with six (6) copies of a letter of transmittal stating briefly the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer fourteen (14) days or

more before the regular Town Council meeting. These documents shall be filed in the office of the Town Secretary or Town Administrator. If such documents are filed within fourteen (14) days of the next regular Town Council meeting, the application for approval of the preliminary plan, if not rejected for filing by the Town Secretary, shall be deemed to be filed on the fourteenth (14th) day preceding the next regular Town Council meeting.

8. Approval: The Town Council shall approve, conditionally approve or disapprove within thirty (30) days of filing any preliminary plan submitted to it. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six (6) months after the approval by the Town Council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six (6) month period setting forth reasons for needing the extension, this period may be extended for another six (6) months but not beyond a total of one (1) year.

5.02. Final Plat

After approval of a preliminary plan by the Town Council, a final plat, prepared by a registered engineer and bearing his seal, shall be submitted to the Town Council by filing

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in the office of the Town Secretary. Such plat shall have all changes and alterations made on it that were required on the previously submitted preliminary plan.

1. **Sheet Size and Scale:** All final plats shall be drawn in India ink or comparable on tracing cloth or plastic tracing sheets 24" by 30" (twenty-four by thirty inches) and to a scale of one (1) inch equals one hundred (100) feet. Where more than one (1) sheet is required, an index sheet of maximum size 18" by 27" (eighteen by twenty-seven inches) shall be filed showing the entire subdivision.
2. The final plat shall contain the following information:
Existing Features Inside Subdivision.
 - a) The existing boundary lines with accurate distances and bearings of the land to be subdivided. Boundary lines shall be drawn in heavy for easy identification.
 - b) The location of existing water courses, railroads, and other similar drainage and transportation features.
 - c) True bearings and distances to the nearest established street lines, official monuments, or subdivision corners.
 - d) The location and width of existing streets alleys, easements, right-of-ways, buildings, and structures to be retained.
 - e) Topographical information with contour lines at five (5) foot intervals.

f) An accurate location of the subdivision in reference to the deed records of the County which shall include the volume and page of the deed of the property to be subdivided.

3. Existing Features Outside Subdivision.

a) The name and property 'lines of adjoining subdivisions and of the adjoining property owners, together with the respective plat or deed references.

b) The name and location of adjacent streets, alleys, easements, water courses, etc.

All lines outside of subdivision boundaries shall be dashed.

4. Streets, Alleys, Easements: Engineering construction standards for inspections are set forth in Appendix 1.

The lines and names of all proposed streets or other ways or easements to be dedicated to public use shall be shown on the final plat with the following engineering data:

a) For Streets: Complete curve data (Delta, Length, Radius, Tangent, Point of Curve, Point of Reverse Curve, Point of Tangent) shown on the center line on

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each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line.

b) For Water Courses and Easements: Drainage Easements will be provided covering all land within the subdivision that is subject to inundation by a 50 year flood. Lots that are adjacent to a major water course will show minimum finish flood elevations two feet above the calculated 50 year flood elevation.

5. Lots and Blocks: The lines and numbers of all proposed lots and blocks with complete bearings and dimensions for front, rear and side lot lines, and area of each lot.

6. Reservations: the use and property dimensions of all special reservations, including sites for schools, churches, and parks.

7. Monuments and Control Points.

- a) The description and location of all permanent survey monuments and control points.
- b) Suitable primary control points to which all dimension bearings and similar data shall be referred. Dimensions shall be shown in feet and decimals of a foot.

8. Key Map: A key map showing relation of subdivision to well-known streets in all directions to a distance of at least one (1) mile.

9. Title, Etc.: The date, scale, north point and subdivision title, name and address, and seal of engineer.

10. Dedications and Certificates: Such dedications and certificates as are applicable.

- a) A certificate of dedication of all streets, public highways, alleys, parks, utility easements, and other land intended for public use forever, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property and acknowledged before a Notary Public. All deed restrictions that are to be filed with the final plat shall be shown or filed separately.
- b) A waiver of claim for damages against the Town occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.
- c) Certification by a Registered Engineer or a licensed State Land Surveyor, duly licensed by the State of Texas, to the effect that the plan represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.
- d) The following certificates shall be placed on the final plat, in a manner that will allow the filling in of the certificate by the proper party:

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“1. Approved:

Mayor: _____ Date: _____

2. Acknowledge:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the county Clerk of Kaufman County, Texas within ninety (90) days from said date of final approval.

Witness my hand this _____ day of _____ 20____
 Town Secretary,

Town of Talty, Texas”

11. Special Restrictions: Where restrictions of use of land, other than those given in these regulations, are to be imposed by the owner/subdivider, such restrictions shall be placed on the final plat or on a separate instrument filed with the plat.

12. Tax Certificates showing that all ad valorem taxes have been paid are to be submitted concurrent with the final plat.

13. Submission: The Town Council shall be furnished with six (6) legible prints and the original tracing of the final plat fourteen (14) days or more before the regular Town Council meeting. These documents shall be filed in the office of the Town Secretary in the Town Hall. If such documents are filed within fourteen (14) days of the next regular Town Council meeting, the application for approval of the final plat, if not rejected for filing by the Town Secretary, shall be deemed to be filed on the fourteenth (14th) day preceding the next regular Town Council meeting.

14. Approval: Final approval will expire one (1) year after the Town Council action granting approval of any final plat unless that plat has been filed for record, except that if the owner/subdivider shall apply in writing prior to the end of such one (1) year period, stating reasons for needing the extension, this period may at the discretion of the Town Council be extended for another year but not beyond that period. The owner/subdivider may obtain approval of a portion or a section of a subdivision for which tentative or conditional approval was obtained on a preliminary plan provided he meets all the requirements of this ordinance with reference to such portion or section in the same manner as is required for a complete addition.

15. The owner/subdivider may, at his option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:

a) is to be re-subdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

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b) the proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and,

c) is a minimum of two and one-half (2 1/2) acres in total area.

5.03. Fees And Charges

The following schedule of fees and charges shall be paid into the general fund of the Town of Talty when any map, plan or plat is filed with the Town Secretary for Town Council review, study and approval, or is tendered to the Town Council. Each of the fees and charges provided

herein shall be paid in advance and no action of the Town Council shall be valid until the fee shall have been paid. Unless otherwise exempted or waived, any map, plan or plat not accompanied with the required fee shall not be considered as filed. The Town Secretary shall calculate the fees and charges in accordance with the following schedule:

- A. Preliminary Plan** - Fifty Dollars (\$50.00) per plan plus Engineer's review charge/fee.
- B. Final Plat** - Twenty Dollars (\$20.00) per plat, plus Five Dollars (\$5.00) per lot plus Engineer's review charge/fee.
- C. Combined Preliminary Plan and Final Plat** - Twenty Dollars (\$20.00) per Plat, plus Five Dollars (\$5.00) per lot plus Engineer's review charge/fee.
- D. For approval of areas not subdivided into lots**, both the Preliminary and Final Plat shall carry a fee of Five Dollars (\$5.00) per acre.
- E. These fees shall be charged on all Plats**, regardless of the action taken by the Town Council and whether the Plat is approved or denied, unless otherwise waived or exempted by the Town Council.
- F. The owner/subdivider** shall cause a cashier's check or certified check to be made payable to the Town Secretary to cover all recording fees involved in finishing the platting process and have this delivered to the Town of Talty (14) days prior to the submission for approval.
- G. All Engineering review charges/fees paid by developer**

5.04 Maintenance Bond

The owner/subdivider shall furnish a good and sufficient maintenance bond in an amount not less than one percent (1%) of the total cost of all street and alley construction within the subdivision with a reputable and solvent corporate surety, in favor of the Town, to indemnify the Town or association of homeowners or property owners against any repairs which may become necessary to any part of the construction work performed in connection with the subdivision arising from defective workmanship or materials used therein, for a full period of two (2) years from the date of final acceptance of the entire project. Final acceptance will be withheld until said maintenance bond is furnished to the Town.

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Section 6 General Requirements And Design Standards

6.01 Streets

1. **Conformity to Major Street Plan:** The width and location of streets shall conform to such Major

Street Plan as the Town Council may have adopted, both as to horizontal and vertical alignment and right-of-way widths.

2. **Relation to Adjoining Street System:** The proposed street system shall extend all existing major streets and such existing secondary and local-access streets as may be desirable for convenience of circulation. Where possible, the width and the horizontal and vertical alignment of extended streets shall be preserved.

3. **Street Jogs:** Where off-sets in street alignment are, in the opinion of the Town Council, unavoidable, such off-sets may be employed provided the distance between center lines is not less than one hundred twenty-five (125) feet.

4. **Large-Lot Subdivisions:** If the lots in the proposed subdivision are large enough to suggest re-subdivision in the future, or if part of the tract is not subdivided, consideration must be given to possible future street openings and access to future lots which could result from such re-subdivision.

5. **Through Traffic:** Local residential streets shall be designed so as to discourage high-speed or through traffic.

6. **Topography:** The street system shall bear a logical relationship to the natural topography of the ground.

7. **Street Widths:** "Street Width" shall be measured from front lot line to front lot line of opposite lots.

a) Residential Streets: Minimum right-of-way width of sixty (60) feet. Minimum pavement width 24 feet and a minimum concrete thickness of 6 inches.

b) Residential Collector streets: Minimum right of way width of 100 feet. Minimum pavement width of 26 feet and a minimum concrete thickness of 7 inches.

c) Major Streets The width of major streets shall be determined by the Town Council, the Major Street Plan, and adopted standards. Major Streets with 8 right-of-way width of less than one hundred (100) feet are to be increased to a width of one hundred fifty (150) feet at the approach to a major street intersection, with a transition back to normal right-of-way over a distance of an additional one hundred fifty (150) feet.

d) Major Thoroughfare The width of major thoroughfares shall be determined by the Town Council or Major Street Plan; however, this classification carries a minimum right-of-way of one hundred (100) feet and a maximum of one hundred twenty (120) feet.

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8. **Street Alignment:** The maximum deflection in alignment permitted without use of curve shall be five (5) degrees.

9. **Major Street Curves:** Curves along street centerlines shall conform to the

following standards, with exceptions to these standards granted only by the Town Council:

<u>Classification</u>	<u>Design Speed (MPH)</u>	<u>Centerline Radius (feet)</u>	
		<u>Desirable</u>	<u>Minimum</u>
Major	55	1000	800
Secondary	40	550	425
Local	30	300	200

10. **Reverse Curves:** Reverse Curves whenever possible shall be separated by a minimum tangent of one hundred (100) feet,

11. **Verticals Curves:** See Engineering and Construction Standards.

12. **Dead-end Streets, Cul-de-sacs:**

- a) Turnarounds are to have a minimum right-of-way radius of fifty (50) feet for a single-family and two-family use and sixty (60) feet for other use.
- b) Maximum Length; the maximum length of a dead-end street with a permanent turnaround shall be six hundred (600) feet, except in conditions of unusual topography.
- c) Temporary Turnaround; a temporary turnaround is to be provided at the end of streets more than four hundred (400) feet long that will be extended in the future. The following note should be placed on the Plat: "Cross-hatched area is temporary easement for turnaround until street is extended (give direction) in a recorded plat."

13. **Street Intersections**

- a) Angle of Intersection: Except where existing conditions will not permit, all streets, major and minor, shall intersect at a ninety (90) degree angle. Variations of more than ten (10) degrees on minor streets and more than five (5) degrees on major or secondary streets must first be approved by the Town Council.
- b) Radius at Acute Corners: Acute angle intersections approved by the Town Council are to have twenty-five (25) foot or greater radii at acute corners.
 - c.) Center-line Tie With Existing Streets: Each new street intersecting with or extending to meet an existing street shall be tied to the existing street on center line with dimensions and bearings to show relationship.

14. **Partial or Half-streets:** Partial or half-streets may be provided where the Town Council finds that a street should be located on a property line. The following note shall be used in all such dedications: "This _____ foot strip is dedicated as easement for all utility purposes including storm and sanitary sewers and shall

automatically become dedicated for street purposes when and insofar as a _____ foot strip adjacent to it is so dedicated and the required improvements are installed.”

15. **Reserve Strips:** Provisional one (1) foot reserves may be used along the side or end of streets that abut acreage tracts, accompanied by a note on the plat that states as follows: “one (1) foot reserve to become automatically dedicated for street purposes when adjacent property is subdivided in a recorded Plat.”

16. **Street Names:** New streets shall be named so as to provide continuity of name with existing streets and so as to prevent conflict with identical or similar names in other parts of the Town.

17. **Street and Alley Maintenance:** The repair and maintenance of all streets and alleys shall be the responsibility of the abutting property owners or a valid and functioning association of homeowners or property owners within the subdivision. All applications for approval of any preliminary plan or final plat of a proposed residential subdivision in which the construction or placement of any streets or alleys is a component must be accompanied by true and correct copies of homeowner’s association regulations or deed restrictions which require all street and alley maintenance to be the responsibility of a homeowner’s association or abutting property owners. In the event that an association of property owners or homeowners is not active or becomes inactive, no further building or development permits shall be issued. At the option of the town council responsibility of streets may be accepted by the town of Talty.

6.02. Lots

1. **Use:** All lots shown on the Plat will be for residential purposes unless otherwise noted or restricted by the town zoning ordinance. The standards that follow apply to residential lots.

2. **Lot Size:** The minimum area of all lots shall conform with the Town’s Comprehensive Zoning Ordinance. The minimum area of all lots shall be at least the size prescribed in the zoning regulations applicable to that district.

3. **Minimum Width:** Lots with radial side lines diverging toward the rear shall have a minimum of three hundred (300) feet width, one hundred (100) feet behind the front property line, and lots that have radial side lot lines convergent toward the rear shall have a minimum of three hundred (300) feet width, two hundred fifty (250) feet behind the front property line.

4. **Minimum Depth:** No lot shall have a depth of less than two hundred (200) feet.

5. **Lots on Drainage Easements:** Minimum usable lot depths for lots backing on natural drainage easements shall not be less than one hundred eighty (180) feet measured between front lot line and drainage easement.
6. **Lot Width Definition:** The lot width is the average of front and rear lot dimensions.
7. **Lot Shape:** Lots should be rectangular insofar as practicable. Sharp angles between lot lines should be avoided. The ratio of depth to width should not ordinarily exceed two and one-half ($2\frac{1}{2}$) times.
8. **Lot Lines:** Side lot lines should be perpendicular or radial to street frontage and the following note may be used in lieu of bearings: "All side lot lines are either perpendicular or radial to street frontage unless otherwise noted."
9. **Lot Facing**
 - a) Street Frontage: Each lot shall be provided with a minimum of 60 feet of street access.
 - b) Front Facing: In general, an arrangement placing adjacent lots at right angles to each other should be avoided.
10. **Lot Numbering:** All lots are to be numbered consecutively within each block. Lot numbering may be cumulative throughout the subdivision if the numbering continues from block to block in a uniform manner that has been approved on an overall preliminary plan.
11. **Driveway Restrictions:** Rear and side driveway access to major thoroughfares shall be prohibited.

6.03 Building Lines

1. **Front Street:** The front building lines shall not be less than one hundred (100) feet from the front property line.
2. **Side, Rear:** The side and rear building line set-backs shall be as set forth in the Town's Comprehensive Zoning Ordinance and the zoning regulations applicable to the district in which the property lies.

6.04. Alleys

1. **Alley Width:** Where provided, alley right-of-ways shall not be less than twenty (20) feet.

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2. **Alley Intersections:** All alleys intersecting with another alley shall have a centerline radius of forty (40) feet, a property line radius of thirty (30) feet, and shall conform to the standard details.
3. **Dead-end Alleys:** Dead-end alleys will not be permitted. Alleys in new subdivisions shall connect to alleys in adjacent subdivisions wherever feasible.
4. **Alleys Required:** Alleys shall be required in all business areas and in those portions of new residential subdivisions where partial blocks are needed to complete existing blocks with alleys.

6.05. Easements

1. **Size:** The size of easements where alleys are not provided shall be not less than five (5) feet on each side of rear lot lines with additional five (5) feet on each side beginning at a plane twenty (20) feet above the ground. The full width of the easement shall be not less than ten (10) feet at ground level and not less than twenty (20) feet beginning at a plane twenty (20) feet above ground.
2. **Use:** Where necessary, easements shall be retained for wires, conduits, storm sewers, sanitary sewers, water lines, open drains, gas lines or other utilities. Such easements may be required across parts of lots (including side lines), other than as described above, if in the opinion of the Town Council same is needed.
3. **Underground Utilities:** All subdivisions shall place all utilities underground after the effective date of this ordinance.
4. **Major Trees Within Utility Easements:** Every precaution shall be utilized to protect the natural environment of the subdivision, preserving prominent trees wherever possible, and the owner/subdivider shall advise the Town Council of the necessity of destroying an inordinate amount of trees, and the method of restoration of the area in keeping with the spirit of the Town.

Section 7 Improvements

1. **Monuments:** Concrete monuments eight (8) inches in diameter and fifteen (15)

inches long shall be placed at reasonable intervals at all comers of the boundary lines of a subdivision. The exact intersection point on the monument shall be marked by a reinforcing bar one-half (1/2) inch in diameter and twelve (12) inches long embedded in the concrete monument.

Intermediate property comers, curve points and angle points shall be marked with a piece of one-half (1/2) inch round reinforcing rod driven flush with the finished ground level or lower if necessary in order to keep same from being disturbed.

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2. Other Required Improvements, see Engineering and Construction Standards.

Section 8 Flood Plains

No permanent structure to be used as or for residential or business purposes shall be built within any flood plain at an elevation below the 50 year flood line and the owner/subdivider shall not, in subdividing his land, include any such land within the minimum lot dimensions set out in Section 5.02 above herein. No septic tanks shall be constructed in the flood plain.

Section 9 Drainage Requirements

1. General Policy:

- a) The Commission shall not recommend for approval any plat, development plan, or subdivision which does not make adequate provision for stormwater or floodwater runoff channels or basins and the Town Council may not approve such plats, development plans, or subdivisions without such provisions. Drainage provisions shall ensure the health and safety of the public and property in times of flood and such drainage facilities shall not cause excessive increases in flood heights or velocities, particularly to adjacent and downstream properties. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point, and basins shall be used to intercept flow at that point.
- b) The owner/subdivider or applicant may be required by the Planning and Zoning Commission or Town Council as a condition of preliminary plan and/or final plat approval to carry away by pipe or open ditch any spring or surface water that exists either previous to, or as a result of, the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the construction standards and specifications of the Town.

2. **General Design Standards:** For all subdivisions consisting of more than ten (10) lots, the following requirements must be demonstrated as a condition for the approval of any preliminary plan or final plat, and must be shown on the face of the plan or plat or by separate document filed contemporaneously with the application for approval of the

plan or plat:

- a) Coordination with any comprehensive master drainage plan adopted by the Town Council is required and shall be demonstrated in the preliminary plan and/or final plat.
- b) The complete drainage system is composed of: (1) the initial system, consisting of inlets, stormdrains, and the associated appurtenances to convey the initial storm runoff (ten-year); and (2) the major system of the major runoff (one--hundred-year), which consists of swales, creeks, channels, floodways and

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emergency overflows to prevent water encroachment into residential and commercial facilities.

- c) Channels are to be concrete-lined at least to the ten-year frequency channel flow level with additional height to carry the twenty-five-year flow. One-hundred-year flow is to be contained within the building lines of the channel. Unlined channels will be considered and may be approved for quantities of floodwater larger than the equivalent flow of a seventy-two-inch pipe.
- d) Utilization of retention ponds and dispersion areas and preservation of major floodplains, etc., shall be strongly encouraged and may be required if a proposed drainage improvement is found to create actual or potential upstream, adjacent or downstream property damage due to the creation of excessive flood velocities or heights.
- e) The Town's major drainage floodplains that are still functioning in a natural or semi-natural state will require special drainage and other preservation considerations. To implement this policy of the natural one-hundred-year floodplain for flooding areas draining one square mile or more, it may be recommended that these areas be zoned for planned development when zoning requests are made so that channel improvements and preservation efforts will be coordinated and defined on the site plan before detailed plans are submitted.
- f) Criteria for Pipes:
 - i) Minimum velocity with the pipe flowing full shall be three feet per second.
 - ii) The minimum storm drainpipe diameter shall be fifteen inches.
 - iii) Pipe diameters shall not normally decrease downstream.
 - iv) Pipe crowns at change in sizes should be set at the same elevation.
- g) Vertical curves in the conduit will not be permitted, and horizontal curves will be permitted only with the approval of the Town engineer.
- h) Inverted crown sections will be permitted only in alleys
- i) At streets with culverts or bridges, an emergency overflow shall be provided to contain the one-hundred-year channel flow within the building lines.

3. Off-Site Drainage:

- a) The owner or developer of property to be developed shall be responsible for all storm

drainage flowing on his property. This responsibility includes the drainage directed to that property by ultimate development as well as drainage naturally flowing through the property by reason of topography.

- b) Adequate consideration shall be given by the owner in the development of property to determine how the discharge leaving the proposed development will affect adjacent and downstream property.
- c) On lots or tracts of three acres or more where stormwater runoff has been collected or concentrated, it shall not be permitted to drain onto adjacent property except in existing creeks, channels or storm sewers unless proper drainage easements or notarized letters of permission from the affected property owners are provided. If necessary easements or letters of permission cannot be obtained, the

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Town engineer will review the downstream damage potential and make recommendations to the Commission and Town council.

- d) The owner/subdivider shall pay for the cost of all drainage improvements required for the development of the subdivision, including any necessary off-site channels or storm sewers and acquisition of the required easements.
- e) Where it is anticipated that additional runoff incidental to the development of the subdivision will overload an existing downstream drainage facility, whether natural or manmade, the Commission or Town Council may withhold approval of the subdivision, and the Town may refuse to issue building, construction or development permits, until improvements including storm sewer systems, channel grading, driveway adjustments, culvert improvements, etc., are made.
- f) The developer must show that the proposed pipe system to handle the flow from his development would not function properly without substantial downstream improvements. Prior to permitting any development that will significantly increase flood heights downstream or upstream, a hearing before the planning and zoning commission is required with special notice to the adjacent property owners.

4. Drainage Easements.

- a) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-or-way, perpetual unobstructed easements for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall be carried from the road to a natural watercourse to other drainage facilities.
- b) When a proposed drainage system will carry water across private land outside the

subdivision, appropriate drainage rights must be secured and indicated on the plat or other instrument as approved by the Town. In the case of clear public interest, the Town may participate in easement acquisition by power of condemnation.

c) The owner/subdivider shall dedicate an appropriate drainage easement either in fee or by drainage easement or by conservation easement of land on both sides of existing watercourses to a distance to be determined by the planning and zoning commission or Town Council.

Section 10 Street, Alley and Drainage Maintenance and Repair

The construction maintenance and repair of all streets, roadways, alleys, and drainage improvements shall be the responsibility of the abutting property owners or a valid and functioning association of homeowners or property owners. All preliminary plan or final plat applications involving subdivisions in which streets, roadways, alleys, or permanent drainage improvements are to be constructed shall be accompanied by documentation which imposes the obligation of maintenance or repair on the abutting property owners or a homeowner's or property owner's association. In the event that an association of property owners or homeowners is not active or becomes inactive, no further building or development permits shall

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be issued. At the option of the town council responsibility of streets may be accepted by the town of Talty.

Sections 11. Reservations

1. **Permitted Purposes:** No land contained in the proposed subdivision shall be reserved for any use other than a use permitted by the Zoning Ordinance for the district in which the land to be reserved is located.

2. **Designated on Plat:** The specific use for which each piece of land is to be reserved must be shown by appropriate label or description on the subdivision plat. Provision for future abandonment of a reservation as may be appropriate must likewise be shown on said Plat.

3. **Parks and Playgrounds:** The location and size of parks and playgrounds shall be in accordance with the Town Park Sites Plan. Park sites when purchased by the Town shall be purchased at the developer's acreage cost plus a prorated cost of improvements.

Section 12

Variances

When an owner/subdivider can show that a provision of these regulations would cause unnecessary hardship if strictly adhered to and where, because of some condition peculiar to the site, in the opinion of the Town Council a departure may be made without destroying the intent of such provisions, the Town Council may authorize a variance.

Section 13 Penalty

Any person violating this Ordinance or any portion thereof shall upon conviction be guilty of a misdemeanor and shall be assessed a fine of not less than one dollar (\$1.00) nor more than two thousand dollars (\$2,000.00), and each day that such violation continues shall be considered a separate offense and punishable accordingly.

Section 14 Severability

If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, invalid, or unenforceable, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the Town Council in adopting this Ordinance that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of the unconstitutionality or invalidity of any section, subsection, sentence, clause, phrase, or provision of this Ordinance.

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Section 15 Effective Date

This Ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provide.

DULY PASSED and approved by the Town Council of the Town of Talty on this the 23 day of **MAY 2000.**

APPROVED: Brad Ghormley, **Mayor**

ATTEST: Debra Larson, **Town Secretary**

APPROVED AS TO FORM

TOWN ATTORNEY

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APPENDIX 1

SUBDIVISION REGULATIONS OF
THE TOWN OF TALTY

ENGINEERING AND CONSTRUCTION STANDARDS
FOR STREETS AND DRAINAGE,
WATER AND SEWER SYSTEMS

Section 1. Definitions pertaining to this section, Appendix 1, Engineering and Construction Standards:

1. **Building setback line:** The line on a plat delineating the nearest point to which buildings may be located to a street line, alley line or building lot line
2. **Town:** The Town of Talty, Texas.
3. **Dead end street:** A street, other than a cul-de-sac, with only one outlet.
4. **Engineer:** A person duly authorized under the provisions of the Texas Engineering Practice Act, as heretofore or hereafter amended, to practice the profession of engineering, and when reference is made to the Town Engineer, the designation means either an engineer directly employed by the Town or the Town's engineering consultants, as the case may be.
5. **Inspector:** A person duly authorized by the Town who may be employed by the Town or by the Town's engineering consultants, as the case may be, and designated to inspect any portion or all of the construction performed in the subdivision either on a part-time or full-time basis. His duties shall consist of inspecting all work during construction and/or after completion to determine compliance with the plans, specifications and subdivision regulations, with authority to stop the work during construction for non-completion, if the work is defective.
6. **Local residential or minor street:** A public thoroughfare which is intended primarily to serve as access to residential property within a neighborhood interior or limited residential district and is not aligned or located to attract other than limited local traffic movements.
7. **Lot:** An undivided tract or parcel of land having frontage on a public street and which is, or in the future, may be offered for sale, conveyance, transfer or improvement as a building site; which is designated as a distinct and separate tract.

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Section 2. Policy.

- (a) **Approval of Town.** It shall be unlawful for any owner of land to lay out, subdivide, plat or re-plat any land into lots, blocks and streets within the Town, or within the extraterritorial jurisdiction of the Town without the approval of the Town Council. It shall be unlawful for any such owner or agent to offer for sale or sell property therein or thereby, which has not been laid out, subdivided, platted or re-platted with the approval of the Town Council.
- (b) **Typical cross sections shall be shown on the plat of the type and width of paving proposed for the streets.** Curbs and gutters, pavement types and drainage structure design standards of the Town, in effect at the time of submission of the plat, shall be used, subject to the approval of the Town Council and the Town's engineer.

(c) **Once the final plat has been approved by the Town Council, the filing of final plats will not be permitted until the streets have been completed and inspected by the Town of Talty** or a bond of an equivalent amount of money placed in escrow to cover the cost of the streets and utility installation.

(d) **Recording required.** The final approval of a final plat of a subdivision shall be invalid unless such approved plat of such subdivision is recorded in the office of the county clerk within one hundred twenty (120) days after the date of its final approval by the Town Council and filed by the Town Secretary or Administrator.

(e) **Building permits, utility connections.** No building permit nor any water, sewer, plumbing or electrical connections shall be issued by the Town to the owner or any other person with respect to any property in any subdivision covered by this ordinance until:

- 1) Such time as the developer and/or owner has complied with the requirements of this ordinance and the final plat regarding improvements with respect to the block facing the street and/or streets on which the property abuts, including the installation of streets with proper base and paving, curb and gutter, alleys, water and sewer services and drain facilities where necessary, all according to the specifications of the Town; or
- 2) Until the developer and/or owner files a corporate surety bond with the Town in a sum equal to the cost of such improvements for the designated area guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the Town.

Section 3. Street Improvements and Over Sizing

(a) When a proposed subdivision of land abuts on both sides of an existing standard road, or on one side of said road, being substandard according to the then existing current Texas Department of Transportation Standard Specifications, the developer shall be required to improve

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the existing road, to bring the same to the Texas Department of Transportation Standards, or replace it with a standard Town street at no cost to the Town. If the proposed subdivision is located along only one side of a substandard road, and when in the Town Council's judgment, it is not feasible to reconstruct said substandard road at the time of the development of said subdivision, the Town Council may permit the developer to pay into escrow an amount equal to one hundred fifteen (115) percent of the cost of said improvements as a condition of the approval of the final plat of the subdivision. If the proposed subdivision is located along a state road, which is considered substandard, the developer shall

be required to escrow funds for the cost of improvements for curb and gutter and storm drainage. State roads shall include St. Hwy. 1641 and FM 148. The amount of the escrow shall be determined by the Town Engineer and shall be payable prior to construction of the subdivision streets and utilities. When funds have been provided and placed in escrow with the Town of Talty for the development of a substandard road, and the road is reconstructed by a party other than the escrowing developer and at no cost to the Town of Talty, the escrowed funds and accrued interest, if any, shall be refunded to the developer after completion and acceptance of the improvements. Where in its judgment, the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially injured, the Town Council may, in specific cases, at a regular meeting of the Town Council, and subject to appropriate conditions and safeguards, authorize special exceptions to these regulations in order to permit reasonable development and improvement of property where the literal enforcement of these regulations would result in an unnecessary hardship. In the event that an association of property owners or homeowners is not active or becomes inactive, no further building or development permits shall be issued. At the option of the town council responsibility of streets may be accepted by the town of Talty

(b) All new roads within proposed subdivisions shall, at minimum be built to a width and design which will adequately serve that subdivision. In addition, when required by the Town in the interest of the community, the developer may be required to build larger streets to the width shown on the Thoroughfare Plan. Streets which dead-end at power lines, railroads, or similar right-of-way, which are intended for future extension across these rights-of-way, shall be constructed in right-of-way for half the distance across the rights-of-way. Where streets are adjacent to undeveloped land and the property line is normally the centerline of the street, the developer shall provide right-of-way of sufficient width and shall construct paving a minimum width of twenty-seven (27) street width feet, if deemed necessary by Town Engineer. In the event the street and/or railroad crossing has been constructed or is being constructed by others, the developer shall pay his pro-rata share of the improvements. Escrow or pro-rata shall be payable prior to construction of streets and utilities.

(c) The improvement, maintenance and repair of all streets and alleys within subdivisions shall be the perpetual responsibility of a homeowner's association. To insure such obligation, the developer shall submit proposed homeowner's association regulations, by-laws and requirements which impose this street maintenance and repair obligation on the association.

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Section 4. Off-Site Access Roadways

Dependent upon the circumstances of a particular subdivision where access is not deemed adequate by the Town Council, the council may require the developer to provide and construct off-site access roadways which conform to the street layout standards. If such access is provided, the developer and Town shall enter into a facilities agreement prior to final plat approval, for the construction of such access roadway. Such agreement shall contain

engineering cost estimates, the number of square feet in the proposed roadway, any pro rata schedules plus any other matter deemed appropriate by the parties.

Section 5. Street Lighting

Developer shall be required to provide street lights in all new subdivisions. Lights will be the equivalent of 175 watt mercury vapor street lights located at entrances, intersections and cul-de-sac with exceptions to be approved by the Town Council. All collector and thoroughfare, or commercial streets, shall have high pressure sodium vapor fixtures with wattage of 250 to 400 watts as directed by the Town. In some instances, greater wattage may be required by the Town. The Town reserves the right to inspect the street lighting construction. Initial cost of installation and cost of operation and maintenance shall be paid to the local utility company. Maintenance and operation costs shall be the responsibility of the applicable homeowner's association. The regulations, by-laws and requirements of the association shall contain and impose this requirement.

Section 6. Street Signs

The developer of a subdivision shall at his expense install street signs to the Town of laity specifications prior to any building permits being issued for this subdivision. The street signs shall be green in color with white lettering.

Section 7. Inspection of Construction by Town Personnel

All inspection of construction and verification of compliance to the plans and specifications shall be conducted by the Town of laity staff under the direction of the engineer. Streets are included in this inspection requirement. The developer shall advise all of his construction contractors of this requirement. No development will be accepted by the Town until all construction has been approved by the Town of Talty's staff. The developer shall be responsible for any additional expense to the Town, at a rate established by the Town, at any time when inspection is done after normal business hours of the Town, or when the improvements built will be privately owned. The developer will be responsible for furnishing to the Town the original reproducible engineering drawings corrected to show "as-built" conditions before any utility improvements will be accepted. Building permits will not be issued until all public or required improvements are accepted by the Town, unless in the opinion of the Town Engineer, issuance of

building permits prior to completion will not be detrimental to the Town.

Section 8. Street System

(a) General. The street system, including the street layout, shall be in accordance with generally accepted engineering practices and in compliance with the Comprehensive Plan, the Zoning Ordinances, the Subdivision Regulations and other applicable regulations and ordinances. The plans and specifications, design computation, and other applicable data shall be submitted to the Town for review. The subgrade materials will be tested in accordance to the Standard Specifications for Construction, unless otherwise approved by the Town. In general, the soils testing will include the testing of Atterburg limits. Lime stabilization of the subgrade will be required if the plasticity index (P.I.) is 15 or above. Lime stabilization or concrete stabilization may be required for soils showing a P.I. of 15 or less. Construction shall not commence prior to approval of the plans and specifications by the Town. All changes during construction shall be submitted to the Town Engineer for approval prior to any construction modifications.

(b) Street Arrangement. Unless otherwise approved by the Town, provisions shall be made for the extension of existing major arterials, collector streets and those residential streets which may be necessary to provide circulation with adjacent areas. The street arrangements shall conform with the intent of the Thoroughfare Plan as adopted by the Town. Adequate collector streets shall be provided for the circulation of traffic throughout the development. Residential streets shall be provided to accommodate local area use within the development. Off-center street intersections will not be approved except under unusual circumstances. A minimum distance of 150 feet shall be provided for off-center street intersections unless approved by the Town Engineer. On major arterial streets the Town may require distances greater than 150 feet for off-street intersections. Curvilinear streets are permissible and encouraged in residential areas.

(c) Horizontal Curve Limitations.

The minimum radii at the centerline of the street shall be in accordance with Table 8.1.

Table 8.1

Minimum Radii Requirements at the Centerline of Streets

<u>Type of Street</u>	<u>Minimum Radius in Feet</u>
Residential Street	250

(d) Block Lengths. In general, streets shall be provided at such intervals as to serve cross traffic adequately and to intersect with existing streets. Where no existing plats control, the blocks shall be not

more than 1600 feet in length or less than three hundred (300) feet in length except in unusual cases. Block arrangements must provide access to all lots, and in no case shall a block interfere with traffic circulation

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(e) Street Intersections. More than two streets intersecting at one point shall be avoided except where it is otherwise impractical to secure a proper street system. Where several streets converge at one point, setback lines, special rounding or cut-off corners and/or a traffic circle may be required to insure safety and to facilitate traffic movement. When possible, arterial and collector streets shall intersect other arterial and collector streets at an angle of ninety (90) degrees. Arterial and collector street intersections shall have property line corner radii with a minimum tangent distance of thirty (30) feet. Residential streets shall have as the property line corner the point of intersection of intersecting streets. In all cases the curb radii at intersections shall have a minimum radius of twenty (20) feet as well as a minimum tangent distance of twenty (20) feet measured from the face of the curb. In all cases of streets that intersect at angles other than ninety (90) degrees, the Town may require radii that in the Town's judgment best serve the situation.

(f) Relation to Adjoining Streets. The system of streets designated for the development must, except in unusual cases, connect with streets already dedicated in adjacent developments. Where no adjacent connections are platted, the streets must be the reasonable projection of streets in the nearest subdivided tracts and must be continued to the boundaries of the tract development so that other developments may eventually connect with the proposed development. Strips of land controlling access to or egress from other property or any street having the effect of restricting or damaging the adjoining property for development or subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any development unless such reserve strips are conveyed to the Town in fee simple. When such access is needed to maintain permanent Town owned utilities, the roadway will be an improved right-of-way. If the utilities are temporary, an improved easement may be approved.

(g) Dead-end Streets, Cul-De-Sacs. Cul-de-sacs or courts or similar dead-end streets may be permitted where the form or contour of the land or the shape of the property make such street design appropriate. Such cul-de-sacs, courts or places shall provide proper access to all lots and shall generally not exceed six hundred (600) feet in length, and a cul-de-sac shall be provided at the closed end with a minimum right-of-way radius of fifty (50) feet. The minimum right-of-way for streets and cul-de-sacs are as set forth in Table 8.2.

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Table 8.2
Minimum Right-of-Way Requirements

<u>Type of Street</u>	<u>Minimum Right-of-Way in Feet</u>
Residential	60
Cul-de-sacs	50
Residential Collector	100

The required right-of-way for state highways and streets may exceed this minimum right-of-way standard.

(h) Street Grades. Thoroughfare streets may have a maximum grade of five (5) percent, unless the natural topography is such as to require steeper grades, in which case a seven and one-half (7 1/2) percent grade may be used for a maximum continuous distance of two hundred (200) feet. Collector streets may have a maximum grade of seven and one-half (7 1/2) percent. Residential streets may have a maximum grade of ten (10) percent, unless otherwise approved by the Town where the natural topography is such as to require steeper grades. All streets must have a minimum grade of at least five-tenths (0.5) of one (1) percent. Centerline grade changes with an algebraic difference of more than one (1) percent shall be connected with vertical curves in compliance with the minimum length requirements set forth in Table 8.1.

(i) Pavement Design. Pavement design shall be in accordance with good engineering practice. All streets shall be constructed from Class “C” concrete. Pavement shall be reinforced with No. 3 bars at 24-inch centers in both directions. Minimum concrete thickness of pavement shall be six (6) inches for residential and seven inches for residential collector streets. Minimum width of pavement for residential streets shall be 24 feet. Minimum width of pavement for residential collector streets shall be 26 feet.

(ii) The design speed shall be in accordance with the following tables:

Table 8.3
Minimum Length of Vertical Curves - In Feet
Crest Vertical Curves

Algebraic Difference <u>In Grade . Percent</u>	<u>Design Speed</u>		
	<u>30 MPH</u>	<u>40 MPH</u>	<u>50 MPH</u>
1.0	100	100	100
2.0	100	110	170

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3.0	100	165	225
4.0	120	220	340
5.0	150	275	425
6.0	180	330	510
7.0	210	385	595
8.0	240	440	680
9.0	270	495	765
10.0	300	550	850

Sag Vertical Curves

Algebraic Difference <u>In Grade – Percent</u>	<u>Design Speed</u>		
	<u>30 MPH</u>	<u>40 MPH</u>	<u>50 MPH</u>
1.0	100	100	100
2.0	100	110	150
3.0	105	165	225
4.0	140	220	300
5.0	175	275	375
6.0	210	330	450
7.0	245	385	525

8.0	280	440	600
9.0	315	495	675
10.0	350	550	750

Table 8.4

Maximum Design Speeds for Thoroughfares and Streets

<u>Type of Street</u>	<u>Maximum Design Speed</u>
<u>Residential Streets</u>	<u>30 Miles Per Hour</u>

The subgrades shall be compacted and finished to a smooth uniform surface. Subgrades of native material which have a Plasticity Index (P.I.) of 15 or more shall be lime stabilized to a minimum depth of six (6) inches. The lime stabilization shall be used for the full width of the street, back of curb to back of curb, plus one (1) foot on each side. The minimum lime content shall be six (6) percent of the dry weight of the material.

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Section 9. Drainage and Storm Sewers

Adequate drainage shall be provided within the limits of the subdivisions and drainage design and improvements shall be shown on the plat. The protection of adjoining property and downstream properties shall be considered in the review of plans submitted. An application for approval of a preliminary plan or final plat may be denied if adequate provisions are not clearly displayed within the content of the application.

(a) Size. Sizing of inlets, storm sewers, out falls, culverts and drainage ditches will be based on the following:

Design Storm - the design storm will be based on rainfall intensity-frequency data published by the U. S. Weather Bureau, Technical Paper 25. Pipe storm sewers and streets carrying storm will be designed with a combined capacity to carry the 50 year storm. Storm drainage systems with an emergency overflow will be designed to carry the 50 year storm. Bridges will be designed with a low point two feet above the 50 year storm line.

Runoff Computations - to determine the runoff rates for the various areas, the standard rational method will be used, utilizing the formula $Q=CIA$, where Q = rate of runoff in cubic feet per second, C = runoff coefficient, I = rainfall intensity for the particular duration in

inches per hours, and A = the drainage area in acres.

Drainage areas will be arrived at by considering location of high and low points on street grades, drainage divides in the area, and general configuration of existing and finished grades.

Runoff Coefficient - the runoff coefficient which considers the character of the land use and the imperviousness of the drainage area shall be determined from the Zoning Map or Master Plan for the Town. The runoff coefficient for the appropriate land uses shall be as follows:

Commercial Areas	0.90
Industrial Areas	0.85
Residential Areas	0.45
Apartment Areas	0.80
Park Areas	0.35
Paved Areas	0.90

(b) **Time of Concentration.** The time of concentration will be calculated by determining the longest route the runoff will follow and dividing this length by the average velocity (FPS) of the water from the following chart:

Description of Water Course	<u>Slope in Percent</u>			
	0-3 (ft/sec)	4-7 (ft/sec)	8-11 (ft/sec)	12-15 (ft/sec)
Woodlands	1.0	2.0	3.0	3.5

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Pastures	1.5	3.0	4.0	4.5
Cultivated	2.0	4.0	5.0	6.0
Pavements	5.0	12.0	15.5	18.0

(c) **Sizing of Sewers.** Sewers shall be sized to carry the discharge (Q) derived from the above formula. Capacity of storm sewers will be determined by the use of Manning’s formula on the basis of hydraulic gradients rather than the physical slope of the pipe. Minimum size of the storm sewer shall be 18 inches or equivalent.

(d) **Sizing and Spacing of Inlets.** Inlets shall be spaced so that maximum spread of water will provide one dry traveling lane on major and secondary thoroughfares, and major and secondary streets. Inlets will be provided at all sag points in gutter gradient. On thoroughfares, all inlets shall be recessed a minimum of eighteen (18) inches from the face of curb, and curbs shall be tapered to the inlet. Inlets will be sized using an allowable capacity of one (1) cubic foot per second of opening for a throat height of seven and one-half (7½) inches.

- (e) **Manholes.** Manholes (inlets or junction boxes) shall be provided at main sewer intersections, and at a maximum of 500 feet on straight lines. Design of manholes shall conform to Town Standards.
- (f) **Inlets.** Design of inlets shall conform to Town standards.
- (g) **Pipe.** Pipe for storm drains shall be concrete pipe in sizes as shown on the approved plans. All pipe shall be reinforced concrete pipe (RCP), ASTM C76, Class 3. Where, in the opinion of the Town Building Official or Engineer, added strength of pipe is needed for traffic loads over minimum cover or for excessive height of backfill, concrete sewers may be used for storm sewers thirty-six (36) inches and larger.
- (h) **Ditches.** Drainage ditches, where approved by the Town Council, may be used for outfalls to natural or major drainage channels. Ditches shall have a minimum grade of not less than 0.10 percent and side slopes not steeper than 2:1, unless side slopes are paved.
- (i) **Out falls.** Out falls from sewers and ditches into natural drainage ways shall enter at the grade of the natural drainage channel. If necessary, drop type outfall structures shall be used to prevent erosion.
- (j) **Major Drainage Ways and Structures.** Design of major drainage ways through a subdivision and major structures, such as box culverts or bridges, across a major drainage channel, shall be coordinated with the County Flood Control District, if such exists.

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Section 10. Water Service

An approved water service plan from a municipal water supply, rural water supply corporation municipal utility district, or privately owned water system or individual wells shall be furnished. The location of all fire hydrants must be clearly shown. Fire hydrants shall only be placed on line of adequate size and pressure to provide fire water per state standards or Town standards. Water sources to fill fire trucks may be required in the subdivision. Verification must be provided by letter from the applicable water supplier, accompanied by a copy of the minutes of the board and/or other corporate approval, which certifies that the Water supply and proposed meter/water distribution system are sufficient in quality, quantity, and pressure to adequately meet the future needs of the inhabitants of the proposed subdivision. The minimum standards consist of six inch lines-looped.

- (a) **Water Lines.** Water systems shall be of sufficient size to furnish adequate domestic water supply, to furnish fire protection to all lots, and to conform with any Master Water Plan of the Town. All water mains shall generally be constructed in street rights-of-way.

- (b) **Pipe.** All water mains 12-inch and smaller shall be PVC or plastic pipe, with single rubber gasket joint, and a cement mortar lining of the “Enamaline” Type, or other Class 150 equal, and shall have a minimum cover of 42 inches. Water mains 1-inch and larger shall be reinforced concrete steel cylinder pipe, Class 150 minimum.
- (c) **Size.** A minimum of 6-inch water line shall be specified except that 4-inch lines may be allowed on short dead end streets when approved by the Town’s Engineer.
- (d) **Fittings.** Fittings shall be PVC.
- (e) **Fire Hydrants.** In general fire hydrants or risers shall be located so as to place all of every lot within a radius of 500 feet of a fire hydrant in residential areas and within a radius of 300 feet in commercial or industrial areas.
- (f) **Embedment.** All water mains will be installed on a minimum of four (4) inches of sand below bottom of pipe and backfilled to at least six (6) inches over the top of the pipe with sand.
- (g) **Pressure Test.** After the complete installation, the waterworks shall be tested to a hydraulic test pressure of not less than one hundred fifty (150) pounds per square inch, maintained over a continuous period of not less than four (4) hours. If the test indicates a leakage in excess of ten (10) gallons per inch of nominal diameter of pipe per mile during the four (4) hour test period, then the leaks shall be found and repaired. All known leaks shall be stopped regardless of this requirement.
- (h) **Disinfection.** Prior to the acceptance and before any open connection to any existing water main is made, the waterworks shall be disinfected with a minimum of 50 parts per million of available chlorine in all parts of the waterworks. After chlorination and flushing, the developer shall fill the waterworks with water and the Town shall take samples of water taken from several locations, not less than one per section, or two per mile, for bacteriological tests. In the event the bacteriological tests are positive (unstatistactory), the developer shall drain the lines, and repeat the chlorination until the test results are negative, or satisfactory.

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Section 11. Sanitary Sewers

The plan for sewage disposal must be shown; sanitary sewer facilities shall be provided to adequately service the subdivision and conform with the Master Sanitary Sewer Plan for the Town and comply with the State TNRCC Rules and the Town Engineer or Building Official.

- (a.) **Pipe.** All sewer pipe in sizes thirty (30) inches and smaller shall be plastic sewer pipe. All sewer pipe in sizes thirty-six (36) inches and larger shall be plastic pipe.
- (b.) **Size.** A mimimum of eight (8) inch sewer pipe shall be specified except that six (6) inch lines will be acceptable only on short lines and in the location where so approved by the Town Engineer or Building

Official.

(c.) **Pipe Joints.** All sanitary sewer pipe joints shall be of the premolded type conforming to A.S.T. M. Designation C425.

(d.) **Location.** Whenever possible, sewer shall be located in street rights-of-way. Otherwise they shall be located in alleys or easements and shall be five (5) feet to six and one-half (6 ½) feet deep to invert.

(e.) **Grades.** Grades and appurtenances of sanitary sewers shall conform to the requirements of state TNRCC Rules and the Town. The following are the minimum slopes which should be provided; however, slopes greater than these are desirable;

Minumum Slope In Feet	
<u>Sewer Size</u>	<u>Per 100 Feet</u>
6 inch	0.60
8 inch	0.40
10 inch	0.28
12 inch	0.22
15 inch	0.15
18 inch	0.12
21 inch	0.10
24 inch	0.08
27 inch	0.067
30 inch	0.058
36 inch	0.046

(f) **Manholes.** Manholes shall be provided at all changes in grades, sewer intersections, and at a maximum of 500 feet on straight lines.

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(g) **Infiltration.** Prior to acceptance, sanitary sewers shall be subject to leakage tests. The outward or inward (exfiltration or infiltration) shall not exceed three hundred (300) gallons per inch of pipe diameter per mile per day for any section of the system. The use of a television camera or other visual methods for inspection prior to placing the sewer in service is recommended.

- (h) **Lift Stations.** All lift stations shall be designed and constructed with two or more sewage pumps with total capacity of twice the design maximum flow. Detailed design data, plans and specifications of the pumps shall be submitted to the Town Engineer or Building Official prior to the purchase and installation of the pumps.
- (i) **Force Mains.** All force mains shall be PVC or plastic pipe, Class 150, unless otherwise specified, with rubber gasket joint, and shall have a cement mortar lining of the “Enamaline” type or approved equal. At design average flow, a cleansing velocity of at least two (2) feet per second shall be maintained. An automatic air relief valve shall be placed at high points in the force main to prevent air locking.
- (I) **Septic Tanks.** Septic systems may be permitted to serve residences in the Town until such time as the septic system fails and a sewage collection, system is accessible to the residence or structure. Septic systems shall be installed according to state TNRCC Rules and Specifications and shall be in compliance with such Rules and Specifications at all times.
- (k) **Water Service.** Water service lines shall be a minimum of one (1) inch Type ?~KH copper and shall be provided with a corporation at the main and a curb stop located at least two (2) feet outside of curb with cover not to exceed one and one-half (1½) feet. The service shall terminate in a meter box with a locked lid.
- (1) **Sewer Service.** Sanitary sewer service lines shall be a minimum of four (4) inch, shall meet the same requirements for sanitary sewers described above, shall be constructed from the main to the lot property line using wyes and necessary bends, and shall have a minimum cover at the property line of four (4) feet, and a maximum depth of six (6) feet.