RAINS COUNTY
Subdivision Regulations

Revised 8/25/2022

RAINS COUNTY
Subdivision Regulations

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RAINS COUNTY
Subdivision Regulations

THE STATE OF TEXAS §

THE COUNTY OF RAINS §

On this the 28th Day of May, 2020, pursuant to authority under Texas Local Government Code Chapter 232 and other authority, the Commissioners' Court of Rains County, Texas, has adopted the following regulations governing subdivisions in Rains County. These regulations shall be known as the "RAINS COUNTY SUBDIVISION REGULATIONS." The Rains County Subdivision Regulations can be amended at any time by the Commissioners' Court.

The Subdivision Regulations describe what plan is needed for the subdivision. This plan should be submitted to the County Judge's office with an application and $995 + $15 per lot application fee payable to Rains County.

Chapter I – Purpose of Regulations

- **To define what constitutes a subdivision** within Rains County but outside of the corporate limits of a city according to Texas State Statutes.
- **To affirm the authority of the county to regulate subdivisions outside of the corporate limits of a city.**
- **To clearly state the penalties** for failure to comply with authorized county subdivision regulations.
- **To set forth the procedure and standards for submitting a subdivision plat** to the Commissioners' Court for approval.
- **To list the essential elements required on every subdivision plat to facilitate a trouble-free subdivision application process.**
- **To provide clear unambiguous Road Design Requirements for subdivisions.**
    - **Including but not limited to**...minimum standards for road construction, drainage ditches, and driveway entrances within a new subdivision
    - **To outline the procedures a developer must follow to qualify subdivision roads for acceptance into the Rains County Road System.**

Chapter II – Authority for Regulations

Sec. 1 Recording Maps or Plats

A. Texas Local Government Code Chapter 232 provides that **no party shall file** for record or have recorded in the County Clerk's office **any map or plat of a subdivision or re-subdivision** of real estate **without first securing approval** therefore as may be provided by law, **and** no party so subdividing or re-subdividing any real estate shall use the subdivision's or re-subdivision's description in any deed of conveyance or contract of sale delivered to a purchaser unless and until **the map and plat of such subdivision or re-subdivision shall have been duly authorized and such map and plat thereof has actually been filed for record with the Clerk of The County Court** of the county in which the real estate is situated.

B. **Any party violating any provision of this Act shall be guilty of a Class B Misdemeanor**, and each act of violation shall constitute a separate offense, and in addition to the above penalties any violation of the provisions of the Act shall constitute prima facie evidence of an attempt to defraud.

Sec. 2 Road Regulations in Subdivisions

A. Texas Local Government Code Chapter 232, provides that the **Commissioners' Court <u>shall have authority</u> to require the owner or owners** of any tract situated outside the boundaries of any incorporated town or city in such county, who may **divide the same in two (2) or more parts for the purpose of laying out any subdivisions, or for laying out suburban lots or building lots, and streets, alleys, or parts or other portions intended for public use**, or the use of purchasers or owners lots of any such tract of land, **to provide for a right-of-way of not less than 60 feet for any road or street within such subdivision.**

B. The **Commissioners' Court <u>shall have the authority</u> to promulgate reasonable specifications** to be followed in the construction **of any such roads or streets within such subdivisions**, which **specifications may include provisions for the construction of adequate drainage for such roads or streets**.

C. The **Commissioners' Court shall have the authority to require** the owner or owners of any such tract of land, which may be so subdivided **to give a good and sufficient bond** or **an irrevocable letter of credit from a bank or lending institution for the proper construction and maintenance of such roads and streets**. Such bond **or letter of credit** shall be made payable to the County Judge or their successors in office, and conditioned that the owner or owners of any such tract of land to be subdivided will construct any roads or streets within such subdivision in accordance with the specifications promulgated by the Commissioners' Court and will maintain such roads or streets for a period of (1) year.

D. The Commissioners' Court shall have the authority to refuse to approve or authorize any map or plat of any such subdivision unless such map or plat provides for not less than the minimum right-of-way and there is submitted with such map or plat a bond as required.

Sec. 3 Plat Revisions or Cancellation

Texas Local Government Code §232.008 and §232.009, provide for procedures to revise or cancel previously recorded plats.

Chapter III – Definitions

Sec. 1 Definitions

1. **Alley:** A public way, which affords only a secondary means of access to property, abutting thereon.

2. **ASTM:** American Society for Testing Materials.

3. **Bond:** A maintenance bond executed by a surety company authorized to do business in the state, and made payable to the County Judge of Rains County, Texas or their successor in office.

4. **Cul-de-sac:** A street having but one (1) vehicular access to another street and terminated by a vehicular turnaround.

5. **County:** County, or the County, shall mean the County of Rains, Texas.

6. **Drainage Easement:** An easement to the public for the purpose of providing for proper and satisfactory drainage of storm water run-off in the subdivision.

7. **Irrevocable Letter of Credit**: A letter from a Bank or Lending Institution that has been approved and signed by the Bank's Board of Directors.

8. **May:** The word "may" shall be deemed as permissive.

9. **Pavement Width:** The pavement width is that portion of a street available for vehicular traffic. Where curb exists, it is the distance between the face of the curbs.

10. **Plat:** Plat shall mean a map or chart of the subdivision. It shall include plan, plat, or re-plat, in either singular or plural.

11. **Public Right-of-Way:** A strip of land used or intended to be used wholly or in part as a public street, thoroughfare, alley or walkway.

12. **Re-subdivision:** The division of an existing subdivision together with any change of lot size therein, or the relocation of any property lines or street lines.

13. **Road or Street:** The terms of road or street may be used interchangeably and mean a vehicular way.

14. **TXDOT:** Texas Department of Transportation.

15. **Shall:** The word "shall" shall be deemed as mandatory.

16. **Sub-Divider:** Any person, persons, or agents thereof who divide or propose to divide land so as to constitute a subdivision.

17. **Subdivision:** The division of a tract or parcel of **land into two (2) or more parts** for the purpose of laying out any tract of land or any addition **intended by the Sub-Divider for the sale of said subdivision tracts for residential dwelling or dwellings and commercial buildings.**

    a. A division of a tract under this subsection includes a division regardless of whether it is made by using metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. The plat is subject to the filing and recording provision of Texas Property Code §8, Section 12; Subdivision includes re-subdivision,

    Exceptions to these regulations:

    b. **Does not include the division of land for agricultural purposes.**

c. **Division of property is required for the settling of an estate. Any further divisions of the property is subject to these regulations.**
d. **Does not include parcels or tracts of more than ten acres and not involving any new streets, alley or easement of public access.**
e. **Land is sold to family members and not involving any new streets, alley or easement of public access.**
f. **All lots are sold to Veterans and not involving any new streets, alley or easement of access, and property is financed through Veterans Land Board.**
g. **Division of a tract of land into rural home tracts is exempt if:**
    - **The division involves no more than two tracts, and all of the divided tracts are more than five acres in area.**
    - **The tracts are not involving any new streets, alleys or easement of public access**

18. **Subdivision – Rural:** The division of a tract of land as defined above located outside the extraterritorial jurisdiction of the city limits of any city.

19. **Subdivision – Urban:** The division of a tract of land as defined above within the corporate limits of a City or within the statutory extraterritorial jurisdiction of that city.

20. **VACS:** Vernon's Civil Statutes of the State of Texas.

Chapter IV – Plat Requirements

Sec. 1 Concept Plan

The submission of a Concept Plan is necessary to assist in:

1. Eliminating the duplication of subdivision names and street names;

2. Assuring proper alignments of streets and drainage facilities;

3. Assuring that the provisions of the Floodplain Regulations will be complied with and that no lot will have a drainage problem;

4. Assuring that the provisions of the Sewage Regulations will be complied with;

5. Assuring that all necessary permits or plan approvals have been or will be procured.

6. The approximate location of all existing structures;

7. The names of the owners of all property adjoining the tract as disclosed by the most recent Central Appraising District records;

8. All existing streets, roads, wet and dry weather water courses, and other significant physical features;

9. The approximate location of proposed streets and property lines;

10. A north arrow and a graphic scale;

11. The location and description of each proposed drainage structure shall be shown on the plat. The description of the drainage structure shall include the width, height and length of the structure, and the type of structure.

12. Each drainage structure discharges concentrated storm water run-off. This discharged water shall be provided a waterway or channel and shall be protected by a drainage easement to be shown on the plat. Easements for drainage of storm water run-off shall comply with the requirements of Chapter VI, Section 6D.

Concept Plan is encouraged but not required for a subdivision of less than 4 lots that does not include roads. Owner of the subdivision or Surveyor will notify the Precinct Commissioner of the small subdivision and provide Final Plat for approval by the Commissioners Court.

Sec. 3 Final Plat Requirements

The Plat shall contain the following:

1. A title including the name of the subdivision, name of the survey, the scale of the plat, date, and a north point. The name of the subdivision shall not conflict with the name of any other subdivision in the county.

2. The shape and exterior boundaries of the tract subdivided, indicated by the use of a distinctive or individual symbol, shall be completely and accurately determined by courses, angles and distances, and the tract shall be tied to a recognized surveyed corner described by Survey Abstract Number and Volume and Page of the Rains County Deed Records where said corner is recorded. These boundaries shall be determined by an accurate survey made in the field.

3. **The names of the proposed streets must be 911 compatible and not to conflict with existing streets and roads**. After approval of preliminary plat the Sub-Divider shall provide a copy of the plat to: 911 Addressing, East Texas Council of Governments (ETCOG), 3800 Stone Road, Kilgore, TX 75662 or electronically to 911address@etcog.org.

4. The course and distance of all boundary lines shall be clearly shown or indicated. The functions of all curves along property lines shall be shown. The functions of the curves which shall be shown include: 1. the length of the radius of the curve, 2. the bearing and length of the chord of the curve, 3. the arc length of the curve.

5. The names of adjoining subdivisions, the lines of abutting lots, lot and block numbers, and all streets, easements, principal lines, survey lines, corners and landmarks in the territory contiguous to the proposed subdivision shall be accurately tied to the lines of the subdivision.

6. A description of the type of monuments set, and their location designated by a distinctive symbol.

7. The lots and blocks of the subdivision shall be properly numbered.

8. The right-of-way width of all streets, measured perpendicular to the centerline of the street, shall be shown. Where the right-of-way is not symmetrical about the centerline of the street, the width each side of the centerline shall be shown.

9. The number of linear feet of each street shall be shown.

Notation Required on Plat: "No road, street or passageway set aside in this plat shall be maintained by Rains County in the absence of an express Order of the Commissioners Court entered in the minutes of the Commissioners Court of Rains County specifically identifying any such road for County maintenance.

10. List the number of acres in each survey and the number of acres in each lot. If a county line splits the subdivision, list the number of acres in each survey in each county and number of acres in each lot in each county. For lots split by a county line, the acreage in each county shall be shown.

11. Designation of the proposed uses of land in the subdivision, whether for residential, commercial, industrial, or public use such as parks, churches, etc..., shall be shown.

12. A location map traced from the latest county road map and showing the location the subdivision in Rains County shall be drawn on the plat.

13. **After the final plat has been approved by the Commissioners' Court the Sub-Divider is to provide two (2) certified copies that have been recorded in the County Clerk's office plus a plat electronic format for 911 addressing.**

14. The "Record Plat" is the plat that shall be filed for record in the office of the County Clerk. The record plat shall be no larger than 18" by 24" drawn on minimum three (3) mil polyester drafting film in ink to a scale of not more than 100 feet to the inch. If the subdivision is too large to be accommodated by a single sheet, two (2) or more sheets may be used with match lines clearly shown.

Sec. 4 Certifications

The following listed certifications shall be required to be placed on the plat when appropriate. The certifications shall be drafted onto the plat in ink. Typewritten or pencil drafting will not be acceptable.

1. **If the streets, alleys, easements, and public areas are to be dedicated to public use forever**, a certification as shown by Figure IV-1 (pg. 35) shall be placed on the plat and executed by the Sub-Divider.

2. If the streets, alleys, easements and general use areas are to remain for private use and not be dedicated to the public the certification shown by Figure IV-2 (pg. 36) shall be placed on the plat and executed by the Sub-Divider.

3. A certification as shown by Figure IV-3 (pg. 37) shall be placed on the plat and executed by a Registered Professional Land Surveyor.

4. A certification as shown by Figure IV-4 (pg. 38) shall be placed on the plat for approval of the plat by the Commissioners' Court.

5. When a subdivision is within the extraterritorial jurisdiction of a city or cities their approval is to be shown by the certification as shown by Figure IV-6 (pg. 40).

Chapter V – Submission of Plats

Sec. 1 General

Any owner of any tract of land situated outside the corporate limits of any city in Rains County who may desire to subdivide same, or any part thereof, shall have a plat made by a Registered Public Land Surveyor from an actual survey of the proposed subdivision, conforming to all the rules and regulations set forth herein and shall submit same to the Rains County Commissioners' Court for its approval.

Sec. 2 Metes and Bounds Descriptions

The practice of division of land by describing metes and bounds is by definition an act of subdivision and is therefore subject to the regulations expressed herein.

Sec. 3 Submitting Plat

The Record Plat (polyester drafting film see Section 3 item 13) and five (5) copies of the plat shall be submitted to the office of the County Judge for presentation to the Commissioners' Court at least fifteen (15) days before the meeting of the Commissioners' Court at which consideration for approval is requested.

Sec. 4 Approval of Cities

If the subdivision is located within one-half (½) mile of the corporate limits of any city or cities it shall first be approved by the city or cities **before being submitted to the Commissioners' Court.**

Sec. 5 Ad Valorem Taxes

All ad valorem taxes are due for the current and prior years and must be paid before the Commissioners' Court will consider the approval of a request for a subdivision or re-subdivision. **The Sub-Divider shall obtain a tax certificate from the Rains County Tax Collector, and any other taxing entity having taxing authority in the area where the subdivision lies and the appropriate school district tax office in which the subdivision lies to show compliance if separate. The tax certificates shall be submitted to the Commissioners' Court with the plat. Plats shall not be approved until the tax certificates are submitted.**

Sec. 6 Restrictions

A copy of the codes, conditions and restrictions by the Sub-Divider shall be submitted with the plat.

Sec. 7 Construction Bonds

A. Conditions

All Construction Bonds or Irrevocable Letter of Credit shall be conditioned on and subject to the following:

1. **The bond or Irrevocable Letter of Credit shall be made payable to the Rains County Judge or their successor in office. An irrevocable letter of credit used in lieu of a bond shall be addressed to the Rains County Judge or his successor**.

2. **The bond or Irrevocable Letter of Credit <u>shall be in an amount which is equal to the total construction cost</u>** of improvements to ensure proper construction of the roads, streets, and drainage requirements for the subdivision; **The amount or road bonds will be determined by the Road and Bridge Administrator.**

3. The bond or Irrevocable Letter of Credit shall be executed with sureties as may be approved by the Court;

4. The bond or Irrevocable Letter of Credit shall be executed by a company authorized to do business as a surety in this state if the court requires a surety bond executed by a corporate surety; and

5. The bond or Irrevocable Letter of Credit shall be conditioned that the roads, streets, and drainage requirements for the subdivision will be constructed:

   a. in accordance with the specifications as set forth in the Rains County Subdivision Regulations as adopted by the Rains County Commissioners' Court; and

   b. that said work will be completed within a reasonable time as determined by the Rains County Commissioners' Court and in no event longer than two (2) years after approval of the Final Plat;

6. The Construction Bond or Irrevocable Letter of Credit shall remain in full force and in effect until all the roads, streets, street signs, underground utilities, required drainage structures and all other construction in the subdivision have been completed in compliance with the Final Plat and to the satisfaction of the Rains County Road and Bridge Administrator and the Rains County Commissioners' Court.

7. In the event any or all of the streets, roads, drainage and drainage structures, as constructed by the Sub-Divider, fail to meet the requirements of the foregoing regulations, and the said Sub-Divider fails or refuses to correct the defects called to their attention in writing by the Rains County Commissioners' Court, or its agent, the unfinished improvements shall be completed at the cost and expense of oblige as provided.

B. The Construction Bond or Irrevocable Letter of Credit shall be presented to the Rains County Commissioners' Court in conjunction with the Final Plat.

Sec. 8 Maintenance Bonds

A. Maintenance Bonds Required: To insure roads, streets, street signs, underground utilities, required drainage structures and all other construction are maintained to the satisfaction of the Rains County Commissioners' Court, a Maintenance Bond executed by a surety company authorized to do business in the state, and made payable to the County Judge of Rains County, Texas or their successor in office, shall be substituted for the Construction Bond at the time of release of said Construction Bond.

B. Amount: **The Maintenance Bond amount shall be equal to 30% of the estimated cost of roads, streets, street signs, required drainage structures. (Submitted when the construction bond is released)**

C. Condition: The conditions of the Maintenance Bond shall be that the Sub-Divider shall guarantee to maintain and keep in a good state of repair, to the satisfaction of Rains County Commissioners' Court, all of the streets, roads, drainage structures and drainage ditches which have been constructed. **Said bond shall be for a period of one (1) year from completion of construction**.

D. Inspection: Periodic inspection of roads, streets, street signs, underground utilities, required drainage structures and all other construction, for which maintenance security is held, will be made by the Rains County Road and Bridge Administrator during the period of liability covered by the Maintenance Bond. In the event any or all of the roads, streets, street signs, underground utilities, required drainage structures and all other construction are not being maintained in a good state of repair, the Sub-Divider will be so advised in writing and if after a reasonable time they fail or refuse to repair said items they shall be maintained at the cost and expense of oblige as in said orders provided.

E. Release: The release of any bond shall be by order of the Rains County Commissioners' Court. To obtain a release, the Sub-Divider who posted the bond in question shall present a written request to release said bond. The request shall contain a statement by the Rains County Road and Bridge Administrator stating that they have made an inspection of such improvements and recommends their acceptance by the County. Attached to their letter shall be one set of "as built" drawings showing the work to be accepted for use by the County. The written request of bond release shall be received by the Rains County Commissioners' Court at least 14 days prior to the regularly scheduled meeting of Commissioners' Court at which the Order of Release is sought.

Sec. 9 Irrevocable Letter of Credit (in Lieu of Bond)

An Irrevocable Letter of Credit may be submitted in lieu of bonds, for the purpose of insuring a Sub-Divider's promise to construct and maintain the streets, roads and drainage facilities in a subdivision. **Irrevocable Letters of Credit in lieu of bonds are required under the same conditions as Construction and Maintenance Bonds.**

Sec. 10 Submission of Utility Services Plan

The Sub-Divider shall submit, by letter from provider, along with the final plat, a statement as to their plan for providing utility services, **including:**

Water

sewage disposal and Registered Sanitarian or engineer certification if required

electricity

gas

internet provider

solid waste disposal

The letter and/or the plat shall indicate the location of the various utilities. All proposed subdivisions or development plans, wherein the wastewater is to be disposed of by means of OSSF, are required to be reviewed by the permitting authority.

If and when all requirements of Rains County have been met, The Commissioners Court will approve plat with the following motion:

I move that the Commissioners Court of Rains County, Texas, pursuant to 232.002 of the Texas Local Government Code, approve for filing purposes only, a plat of the _____ subdivision. This motion does not make any roads in the subdivision subject to County maintenance.

Pre-existing Sub-Standard Subdivisions

- **Chapter 253 of Transportation Code provides for County Authority to improve roads in sub-standard subdivisions.**
- **Election of Property Owners is Required.**
- **Owners will be assessed for all road upgrade costs.**
- **County will be responsible for road maintenance after upgrade is complete.**

Chapter VI – Road Design Requirements

Sec. 1 Location of Roads

A. Relation to Adjoining Streets: The system of streets designated for the subdivision, must connect with roads or streets already dedicated to the County of Rains; and where no adjacent connections are platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided.

B. Alignment of Street Centerline: The horizontal alignment of the centerlines of streets shall consist of tangent or straight lines connected by circular curves. Circular curves shall comply with the minimum requirements shown by Figure V-1 (pg. 41).

C. "ELL" Intersection: An ELL intersection is a change in direction of a street centerline without the intersecting tangent lines being connected by a circular curve. An ELL intersection is shown on Figure V-1. ELL intersections **shall not be** permitted.

Sec. 2 Vertical Alignment of Streets

The vertical alignments of the centerlines of streets consist of intersecting tangent lines (grade lines) connected by parabolic curves. The vertical alignment of the centerlines of streets shall comply with the following

requirements:

- Maximum Grade of Tangents 12%
- K Value for Crest Vertical Curves 40-50 (minimum)
- K Value for Sag Vertical Curves 50 (minimum)
- K Value multiplied by the algebraic difference in grade of the intersecting tangents will give the length of vertical curve in feet to provide for a safe stopping sight distance.

Sec. 3 Cross Section Requirements

The Sub-Divider may use either a road section with ditches or a road section with concrete curb and gutter. The section elected to be used shall be used throughout the subdivision.

A. Driveways shall comply with the minimum requirements shown in Figure V-2-1 (pg. 42).

B. Roads constructed with oil sand and ditches shall comply with the minimum requirements shown by Figure V-3-1 (pg. 43).

C. Roads constructed with concrete curb and gutter shall comply with the minimum requirements shown by Figure V-3-2 (pg. 44).

D. Concrete curb and gutter shall comply with the minimum requirements shown by Figure V-3-3 (pg. 45).

E. Curb inlets when needed shall comply with the minimum requirements shown by Figure V-3-4 (pg. 46). Alternate inlet plans will be considered for approval by the Commissioners' Court.

Sec. 4 Base and Surfacing

A. Base: Six (6) inch crushed concrete or Oklahoma rock base meeting current TXDOT specifications.

B. Surface Option One: The surface shall consist of two layers of chip-seal applied in two courses a minimum of 90 days and a maximum of 365 days after the first course over a base of crushed concrete (see V-3-1 (Pg.43) for profile specifications)

Surface Option Two: Concrete with Curb and Gutter (see V-3-2 (Pg. 44) for specifications)

The surface shall, as a minimum, consist of an oil-sand mixture compacted to the widths and depths shown by V-3-1 (Pg.43) if

ditches are to be constructed, or as shown by Figure V-3-2 (Pg. 44) if curb and gutter are to be constructed. The surface shall be Hot Mix Asphalt meeting current TXDOT specifications.

C. The County will not accept an oil-sand surface, which is not densely compacted, and stable. Soft, yielding, shoving, rutting or otherwise unstable surfaces shall not be accepted.

D. The two (2) inch compacted depth oil-sand mixture shall be plant mix meeting current Texas specifications. Additional oil shall be required if needed to provide a stable mixture.

E. Surface: Seal Coat, the (6) inch flex base or (5.5) inch Crushed Concrete Base shall be smooth and swept clean followed by the application of CSS1 Primer Coat at a rate of .2 gallon per square yard. The Asphalt Emulsion rate to cover the Primed base can be .45 to .50 gal/SY using CRS2P and to be covered with a Chip Rock Aggregate Grade 4 or Grade 5 for the First Course of Seal Coat. A Shot Rate record will be required for verification and accuracy.

The Second Course of Seal Coat must be applied within no more than one year and no less than 90 days after the Application of the First Course.

Distance widths, Base requirement, and Right of Way measurements in V-3-1 (Pg.43) will continue to be applied.

The Asphalt Emulsion rate to cover the First Course of Seal Coat will be .45 to .50 gal SY using CRS2)

NOTE: If a GRADE 4 Chip Rock is used on the First Course, then a Grade 4 Chip Rock must be used on the Second Course. If a GRADE 5 Chip Rock is used on the First Course, then a Grade 5 or GRADE 4 can be used on the Second Course. A Shot Rate record is required for verification and accuracy.

F. Temperature Requirement: For optimum conditions for Seal Coat work, temperature must be 70 degrees Fahrenheit and rising with no rain.
For additional information about Seal Coat and Surface Treatments to onlinemanuals.txdot.gov

Sec. 5 Right-of-Way

A. Right-of-way provided for roads shall comply with minimum requirements shown by Figure V-3-1 (Pg. 43) and Figure V-3-2 (Pg. 44).

B. Figure V-3-1 (Pg.43) and Figure V-3-2 (Pg. 44) provides that the right-of-way widths shall be increased when the depth of the cut or depth of fill exceeds the minimum. Right-of-way widths shall be sufficient to accommodate the proposed road section. (45')

C. At the time of acceptance of the roads for maintenance by the County, all right-of-way lines shall be properly marked with minimum one-half (½) inch diameter by two (2) feet long iron rods. All points of change of direction of right-of-way lines and the beginning and ending points of all curves shall be marked with an iron rod.

D. Easements for drainage of rainwater run-off shall be provided on the downstream side at all points where concentrated water leaves the road right-of-way. Easements for drainage shall be a minimum twenty (20) feet wide, and shall terminate at the point on the boundary line of the subdivision where the flow of concentrated water leaves the subdivision.

Sec. 6 Drainage

A. The Sub-Divider shall bear the full cost of all drainage structures, including culverts, bridges, inlets, storm sewers, manholes, and sub-drains required to carry rain water or ground water on or across the property regardless of its origin.

B. Hydrology calculations to determine the design run-off and hydraulic calculations to determine the size of drainage culvert required to safely accommodate the design run-off, as may be required in this section, shall be made by a Registered Professional Engineer. The Engineer shall certify to all data and calculations for determining the size of drainage structure to the Commissioners Court at the time the plat for the proposed subdivision is submitted. All hydraulic information shall be shown on the plat.

C. As a rule of thumb, the size of pipe culverts shown below will approximate the size of drainage area shown:

Diameter of Culvert (Inches)	Size of Drainage Area (Acres)		
15 minimum	0	to	8
18 (or two 15")	8	to	15
24 (or two 18" or three 15")	15	to	23
30 (or two 24" or three 18")	23	to	40
36 (or two 30" or three 24")	40	to	60
42 (or two 36" or three 30")	60	to	110
48 (or two 36" or three 30")	110	to	170
54 (or two 42" or three 36")	170	to	230
60 (or two 48" or three 36")	230	to	320

Drainage areas can be determined by the use of U.S. Geological Survey Topographical Maps or by the use of Department of Agriculture Aerial Photographs. The size of culvert required for all drainage areas larger than 320 acres must be determined in accordance with the following subsection D. The size of culvert required for drainage areas less than 320 acres may also be determined in accordance with the following subsection D.

D. The minimum acceptable run-off to be used for computing the required size of drainage structure shall be determined in accordance with the methods contained in the "Hydraulic Manual" of the Bridge Division of the current TXDOT specifications. The minimum design frequency to be used for determining run-off shall be ten (10) years.

The minimum size drainage structure required to safely convey the design run-off shall be determined in accordance with the methods contained in the "Hydraulic Manual" of the Bridge Division of the current TXDOT specifications.

Drainage structures shall be designed so that the Headwater Depth of the design run-off does not exceed the elevation of the crown line of the road, and the discharge velocity does not exceed 12 feet per second.

E. All drainage structure, including driveway culverts, to be provided in a subdivision shall be constructed of ribbed plastic (N 12 double Wall). The minimum length of culvert shall be 40' except for a driveway and it shall be a 24' minimum. All culverts must have a minimum 12" diameter. The structural design for box culverts and bridges shall be made and certified by a Registered Professional Engineer.

F. Proper and satisfactory drainage shall be provided at all sag vertical curves in the road centerline. Channel easements shall be in accordance with Chapter VI, Section 5. Divides (where run-off flows in both directions from the road) should be noted on the plat.

Sec. 7 Erosion Control

A. Soil erosion is a significant problem where soil has been exposed after vegetation has been destroyed by grading operations. Soil erosion on these bare soil areas can be controlled by establishing vegetative cover. It shall be the Sub-Divider's responsibility to establish a vegetative cover on all bare soil areas after all grading operations have been completed.

B. When approved by the R&B Administrator, other methods for establishing a vegetative cover may be used.

C. At the time of acceptance of the road by the County for maintenance a satisfactory growing vegetative cover shall have been established on all bare soil areas by the Sub-Divider.

Chapter VII – Materials for Construction

Sec. 1 Chip Seal...see Chapter VI Section Base and Surfacing, E. Chip Seal

Sec. 2 Oil-Sand Mixture

The oil-sand mixture shall consist of a clean sand and oil plant mix meeting requirements of the State of Texas:

Oil: The oil may be a bitumen base crude oil, medium curing type cutback asphalt, or emulsified asphalt. The medium curing type asphalt and the emulsified asphalt shall meet the requirements of Item 300 of the Standard Specifications for Construction of the current TXDOT Specifications.

Sec. 2 Concrete

Concrete used in construction of roads shall contain not less than five (5) sacks of Portland Cement per cubic yard of mixture. Concrete shall meet the requirements of Item 421 of the Standard Specifications for Construction of the current TXDOT Specifications.

Sec. 3 Pipe Culverts

Pipe drainage culverts shall meet the requirements of Item 464 of the Standard Specifications for Construction of the current TXDOT Specifications. Pipe drainage culverts shall be ribbed plastic (N 12 Double Wall).

Chapter VIII – Driveways and Cul-de-sacs

Sec. 1 Driveways

A. Driveways should be constructed so as to be safe for users of the driveway and for the traveling public. Steep driveways should be avoided.

B. Driveway construction shall not exceed the limitations shown by Figure V-2-1 (Pg. 42).

Sec. 2 Cul-de-sacs

A. Cul-de-sacs may be permitted where the contour or other topographical features of the land makes it impractical to plat with connecting streets. Cul-de-sacs shall have a turn around at the end with a minimum radius of paved surface of 40 feet and road right-of-way of 60 feet. In the event that the center of the turn-around is left unpaved the minimum radius shall be 50 feet.

Chapter IX – Utilities

Sec. 1 On-Site Sewage Facilities

A. Under authority of the Texas Health and Safety Code, Chapter 366, the Texas Commission on Environmental Quality (TCEQ) has adopted "Construction Standards for Sewage Facilities". (Texas Administrative Code, Title 30, Part I, Chapter 285.) Sewage Facilities (OSSF) shall be in compliance with these standards.

B. The proposed subdivision of single-family residences served by a **a public water supply but utilizing OSSF for sewage disposal should provide for individual lots having a minimum surface area of one (1) acre surface area.** Where **each lot maintains an individual water supply well and OSSF system, each lot should contain not less than one and one-half (1.5) acres of effective useable surface area free of impingements.** Lots on SRA lakes septic systems should have SRA approval prior to submitting to county.

C. All proposed subdivisions or development plans, wherein the wastewater is to be disposed of by means of OSSF, are required to be reviewed by the permitting authority and MUST have the following minimum information submitted.

1. An overall Site Suitability Summary that provides individual lot sizes and any existing water well locations. Areas for replacement OSSF systems are generally considered adequate when minimum lot sizes, as required by Rains County Subdivision Regulations are provided. However, if ground surface features or topographies limit a lot's suitable area for an OSSF system smaller than the minimum lot size, then the replacement OSSF area on impacted lots needs to be addressed.

2. A topographic map with the proposed subdivision location imposed on the map. The map shall be an original or legible copy of a "7.5 degree" map (Department of the Interior Geological Survey Map with five (5) foot contour intervals). Surface drainage and direction of drainage influenced by

slope and other improvements planned for the subdivision shall be indicated on the map.

3. A Federal Emergency Management Agency (FEMA) 100-Year Flood Plain Map with the proposed subdivision location imposed on the map. The map will be an original or legible copy. If a FEMA 100-Year Flood Plain Map for the area where the proposed subdivision is located is not available or if the subdivision is not in a flood plain or flood way a statement regarding whether the proposed subdivision is located in the flood plain or flood way is needed from the local Flood Plain Coordinator/Administrator. If there is not a local Flood Plain Coordinator/Administrator, then a statement is needed for the TCEQ Flood Plain Management Section regarding the location of the proposed development in the flood plain or flood way.

4. A soil's survey which includes:

   a. An original or legible copy of an existing official USDA Natural Resources Conservation Service Soil Survey Map, if one has been completed, with the proposed subdivision location imposed on the map. The soil class and texture information must address each major soil association named by the USDA in the proposed subdivision and must be in accordance with current 30 TAC Chapter 285 rules and must be submitted by class and texture. This includes a soil texture analysis for each different USDA soil association.

   b. Soil drainage and groundwater information and soil limitations that could affect OSSF disposal, identified by soil scientist in any official soil survey.

5. The types of OSSF disposal systems suitable for the soils in proposed subdivision. A statement may be included to affect That individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC Chapter 285 OSSF rules.

Sec. 2 Underground Utilities

All underground utilities located on the road right-of-way shall be placed within five (5) feet of the right-of-way line. All underground utilities shall have a minimum depth of soil cover of 30 inches after all grading of the road has been completed except electrical which will have a minimum depth of soil cover of 48 inches.

Sec. 3 Pole Line Utilities

All pole line utilities located on the road right-of-way shall be placed within one (1) foot of the right-of-way line. All poles and guy wire anchors shall be placed within one (1) foot of the right-of-way line.

Sec. 4 Permit to Locate on Public Right-of-Way

Public utilities may be located on a public road right-of-way after permission has been granted by the County Commissioners' Court. A public utility wishing to locate a facility on a county road may apply in writing to the Commissioners' Court to do so. The application must show the type of utility, the road and road limits on which it is to be placed, the location on the right-of-way it is to be placed, the depth in ground for all underground utilities, the name, address and phone number of the responsible person with the company, and the date work to install the utility will begin. The Commissioners' Court must approve the date work is to begin.

Sec. 5 Crossing a County Road with a Utility

A. All underground utilities, which must cross a county road, must do so by boring. No open trench cuts will be allowed. All underground utilities must have a minimum of 30 inches of cover at all points.

B. All overhead utilities that cross a county road must have the minimum clearance prescribed by law.

Chapter X – Encroachments

Sec. 1 Signs

Advertising signs and other private signs shall not be permitted to be placed on the right-of-way of any county road. Only signs and signs, approved by the County Commissioners' Court may be erected on County Right-of-Way. All street name signs shall be furnished at the sole expense of parties other than the County.

Sec. 2 Concrete and Brick Work

Concrete work, brick work and masonry work, which are not a part of the road drainage system or pavement system, shall not be allowed on County Right-of-Way except as otherwise permitted in these policies. Entrance gates, private retaining walls, private curbs, private brick walls and other such private concrete, brick or masonry work shall not be allowed on County Right-of-Way.

Sec. 3 Mail Boxes on County Right-of-Way

Supports for mail boxes may be either timber, metal or masonry. The maximum width of a timber support shall be four (4) inches. Metal supports shall not weigh more than three (3) pounds per linear foot. Concrete, brick masonry mail box supports of a maximum size of 32" wide X 24" deep X 54" tall placed a minimum of 18" from the edge of the roadway pavement may be allowed.

Sec. 4 Landscaping

Planting or constructing landscaping on the County Right-of-Way shall not be permitted. Landscaping shall include trees, shrubs, vines, flowers and other decorative plantings, as well as the construction of landscaping appurtenances.

Sec. 5 Fences

Fences shall not be permitted on the County Rights-of-Way.

Chapter XI – Private Subdivisions

Sec. 1 Private Subdivision with an Association

A. The Sub-Divider may elect to designate the subdivision private and establish an Association of subdivision property owners for the purpose of construction and maintaining the streets, utilities, parks and other subdivision general use facilities; and provide in the subdivision restrictions that property owners must be an Association Member and pay dues, fees and maintenance charges for the purpose of constructing and maintaining Association facilities and for providing for Association services.

B. When a Sub-Divider has designated a subdivision private, has established a subdivision Association as a corporate enterprise, and has provided in the subdivision restrictions that the property owner must become a member of the Association, and has recorded the subdivision restrictions in the Rains County Deed Records, **the Commissioners' Court will require the subdivision roads be constructed or bond be made for construction of the roads prior to approval of the plat by the Commissioners' Court. The construction and maintenance of such roads shall be the entire responsibility of the Sub-Divider and the Association**. Approval of the plat by the Commissioners' Court will not be given until either the roads have been constructed in accordance with the requirements contained in these regulations or the Sub-Divider has given satisfactory bond for construction of the roads.

~~B.~~C. The plat for the subdivision shall contain the Owner's Statement (No Dedication) shown by Figure IV-2 (pg. 34) of these regulations, and the owner should submit a copy of the Association Charter and By-Laws.

Sec. 2 Private without Subdivision Association

A. The Sub-Divider may elect to designate the subdivision private without establishing an Association of subdivision property owners for the purpose of constructing and maintaining streets, utilities, parks and other general use facilities, it being the Sub-Divider's intention to construct and maintain subdivision facilities at the Sub-Divider's expense.

B. When a Sub-Divider has elected to designate a subdivision private without establishing a subdivision Association as a corporate enterprise, **the Commissioners' Court will not approve the plat of the subdivision until either the subdivision roads have been constructed and approved in accordance with the requirements of these regulations, or the Sub-Divider has provided the prescribed bond for construction of the roads.**

C. The plat for the subdivision shall contain the Owner's Statement shown by Figure IV-2 (Pg. 33) of these regulations.

Chapter XII – Inspection and Acceptance

Sec. 1 Inspection

A. It is important that the County Commissioner of the Precinct in which the subdivision is located and Road and Bridge Administrator have an opportunity to inspect the road construction work at the proper phases. Each phase of work should be inspected and approved by the Commissioner(s) and Road and Bridge Administrator before the following phase is begun. It will be the Sub-Divider's responsibility to notify the Commissioner and Road & Bridge Administrator not later than the 5th working day before the proposed work is to be done whenever inspection is advisable. The Sub-Divider should notify the Commissioner at the following times:

1. The Sub-Divider and their contractor should discuss the construction plans with the Commissioner and Road and Bridge Administrator before any work is done.

2. The Commissioner and Road and Bridge Administrator should be notified when the grading operations are about completed and before any base or oil-sand work is done. It will be difficult to correct any deficiency in the drainage

structure work or the grading work if base or oil-sand work has been done.

3. The Commissioner and Road and Bridge Administrator should be notified at about the time the base work is completed and before any oil-sand work is done.

4. The Commissioner and Road and Bridge Administrator should be notified at the time work is to begin on the oil-sand.

5. The Sub-Divider must notify the Commissioner and Road and Bridge Administrator when they believe all work has been done in accordance with the requirements so that a final inspection can be arranged.

B. Should the Commissioner and Road and Bridge Administrator find the quality of any material in doubt, they may require the material to be tested by an approved testing laboratory. The cost of any required testing of material shall be the responsibility of the Sub-Divider.

Sec. 2 Final Inspection

The Sub-Divider, upon completion of drainage, roads, streets and other facilities intended for the use of the public, or purchasers or owners of lots fronting or adjacent thereto, shall request from the County a final inspection. The Road and Bridge Administrator will inspect the completed work for compliance with the specifications accepted by the Rains County Commissioners' Court. The Sub-Divider will be notified in writing of any work not found in compliance with the Subdivision Regulations.

Sec. 3 Acceptance

A. After all the roads in the subdivision have been completed to the satisfaction of the Commissioner of the Precinct in which the subdivision is located and the Road and Bridge Administrator, the Sub-Divider may request the Commissioners' Court to release any bonds or funds being held in escrow. **The request shall be in writing. The written request shall contain a statement by the Sub-Divider of compliance with the Rains County Subdivision Regulations. The written request shall be submitted to the office of the County Judge.**

B. Upon a finding by the Commissioners' Court that all roads in the subdivision have been constructed in accordance with the Rains County Subdivision Regulations, the Court shall release that portion of funds being held in escrow and designated for road construction. Any funds being held in escrow and designated for the one (1) year

maintenance period shall not be released until the maintenance requirements have been met.

C. Upon a finding by the Commissioners' Court that all requirements for the one (1) year maintenance period have been met, the Court shall release all funds being held in escrow for the one (1) year maintenance period.

D. **If the Sub-Divider does not complete to the satisfaction of the Commissioners' Court all roads in the subdivision within two (2) years from the date the plat is approved by the Court, the Court may find the Sub-Divider in default in the proper construction of said roads. Should the Sub-Divider be found in default the Commissioners' Court may utilize funds being held in escrow to complete the roads.**

Chapter XIII – Revise or Cancel a Subdivision

Sec. 1 Revising a Plat

A. Persons who have subdivided land that is subject to the subdivision controls of Rains County may apply in writing to the Commissioners' Court for permission to revise the Subdivision Plat that has been filed for record with the County Clerk of Rains County.

B. After the applications are filed with the Commissioners' Court, the Court shall cause a notice of the application to be printed in a newspaper of general circulation in the county. The notice must include a statement of the time and place at which the Commissioners' Court will meet to consider the application and to hear protests to the revision of the plat. The notice must be published at least three (3) times within the period beginning on the 30th day and ending on the 7th day before the date of the meeting.

C. If all or a part of the subdivided tract has been sold to non-sub-divider owners, notice shall also be given to each owner, at their address on said tract, by certified mail or registered mail, return receipt requested.

D. The Commissioners' Court, during a regular term of the Court, shall adopt an order permitting the person to revise the Subdivision Plat if it is shown to the Court in writing: 1) that the revision will not interfere with the established rights of any owner of a part of subdivided land, or 2) if the revision may interfere with the rights of an owner of a part of the subdivided land, that the owner has agreed to the revision.

E. If the Commissioners' Court permits a person to revise a Subdivision Plat, the person may make the revision by filing for record with the County Clerk a revised plat or part of a plat showing the changes to the original plat.

F. Sec. 232.010 of Texas Local Government Code provides exception of Plat Requirement: County Determination. "A Commissioners Court of the County may allow conveyance of portions of one or more previously platted lots by metes and bounds description without revising the plat. Added by Acts 1989, 71st Leg. Chap 345, eff. Aug 28 1989.

Sec. 2 Canceling Subdivisions

A. Any person owning land which has been subdivided into lots and blocks or small subdivisions, may make application to the Commissioners' Court of Rains County for permission to cancel all or any portion of such subdivision, including dedicated easements or roadways.

B. When such application is filed, the Court shall cause notice to be given of such application by publishing notice of such application in a newspaper of the county as described in Sec. 1 of this Chapter. Such notice shall command any person interested in such lands to appear at the time specified in the notice to protest if desired against such action.

C. When it is shown that a cancellation of such subdivision will not interfere with the established rights of any purchaser owning any portion of the subdivision, or if it be shown that the person agreed to such cancellation, the Commissioners' Court shall enter an order canceling the subdivision, and authorizing the owner to cancel the same by written instrument describing the subdivision, or portion thereof, so cancelled as designated by the Commissioners' Court.

D. When such cancellation is filed and recorded in the Deed Records of Rains County, the Tax Assessor of Rains County shall assess such property as though it had never been subdivided.

E. If such lands are delinquent for taxes for any preceding year and such action is granted, owner of the land shall be permitted to pay such delinquent taxes upon an acreage basis, and for the purpose of assessing lands for such preceding years the Rains County Tax Assessor shall back assess such lands upon an acreage basis.

F. The owner or owners of 75% of the land area in a subdivision or phase of a subdivision, including cancellation of dedicated roadways or easements. Commissioners' Court shall then cause notice of such application to be published in a newspaper in Rains County as described in Sec. 1 of this Chapter. Such notice shall

command any person interested in such lands to appear at the time specified to protest if desired against such action. After hearing, the Commissioners' Court shall issue an order authorizing such cancellation. Provided that upon receipt of written objection to cancellation by owners of 10% of the land affected by the application, the grant of an order of cancellation shall be at the discretion of the Commissioners' Court.

G. A person who does not want a lot or portion of a subdivision directly abutting upon that portion of a roadway or easement cancelled may not maintain an action to enjoin the cancellation or closing of such roadway or easement, and no person owning a lot or portion within a subdivision cancelled in whole or in part may maintain an action to enjoin the cancellation or closing of any portion of a roadway or easement other than that which leads from the lot or portion of the subdivision owned by them to the nearest remaining public highway or county road or access thereto or to any uncalled common amenity of the subdivision by the most direct feasible route.

Sec. 3 Form of Written Application

The written application to revise or cancel a Subdivision Plat shall be on the form provided in these regulations.

Sec. 4 Payment of Cost Incurred in Cancellation

The applicant for a revision or cancellation of a subdivision shall reimburse Rains County for the cost of publishing the required notices in the newspaper, and for the cost to notify the owner by certified or registered mail.

Chapter XIII – Application to Cancel or Revise a Subdivision Plat

Application is hereby made to the Commissioners' Court of Rains County, Texas to revise or cancel that portion of the plat of the _____ Subdivision as described below.

Name of Subdivision Owner(s): _____

Address: _____

_____

Phone Numbers: _____
Work Number Cell Number Home Number

Type of Request (circle one): Revision or Cancellation

Original Plat Recorded: Volume _____ Page _____

Date Original Plat Recorded: _____

List of Subdivision Owners Affected:

Lot	*Block*	*Owner*	*Address*

List Lot and Block Numbers and Streets to Revise or Cancel:

_____

I, the owner of the above noted subdivision, hereby request that this application be approved by the Rains County Commissioners' Court.

_____ _____ _____
Signature Title Date

Chapter XIV – Effective Date

Sec. 1 Effective Date

A. The effective date of these regulations shall be on the 25 day of August, 2022. All Subdivision Plats submitted to the Rains County Commissioners' Court on or after this date shall comply with these regulations. The Rains County Subdivision Regulations can be amended at any time by the Commissioners' Court.

Rains County Subdivision Regulations approved the 25th day of August, 2022 and accepted into the minutes of Rains County Commissioners Court on this the 25th day of August 2022.

Linda Wallace
County Judge

Commissioner – Precinct 1

Mike Willo
Commissioner – Precinct 2

Commissioner – Precinct 3

Lori Northcutt
Commissioner – Precinct 4

Mandy Faryar
County Clerk

COMMISSIONER'S COURT
RAINS COUNTY TEXAS

Figure IV-1

Owner's Statement (Dedication)

I (WE) _____
AM (ARE) THE OWNER(S) of the tract of land shown hereon and do accept this as the Plan for subdividing the tract into lots and blocks and do dedicate to the public forever the streets, alleys, and easements as shown hereon.

_____	_____
Signature	Signature
_____	_____
Title	Title

State of Texas §

County of _____ §

Subscribed and sworn to (or affirmed) before me this _____day of

_____, 20 ____.

_____ Notary Stamp

Notary Public

Figure IV-2

Owner's Statement (No Dedication)

I (WE) _____
AM (ARE) THE OWNER(S) of the tract of land shown hereon and do accept this as the plan for subdividing the tract into lots and blocks. Nothing herein contained shall be deemed or construed to be a public dedication of any of the streets, roads, drives, ramps, alleys, common use areas or easements shown on said plat, nor shall any act, statement, or course of conduct by the owners operate to establish any implied public dedication of any of the streets, roads, drives, ramps, alleys, common use areas or easements shown on the plat.

Rains County, State of Texas, has no responsibility for the establishment and/or maintenance of any streets, roads, drives, ramps, alleys, common use areas or easements shown on the plat, since all such items are the sole responsibility of the Sub-Divider and Landowner.

_____ _____
Signature Signature

_____ _____
Title Title

State of Texas §

County of _____ §

Subscribed and sworn to (or affirmed) before me this _____ day of

_____, 20 ____.

_____ Notary Stamp
Notary Public

Figure IV-3

Surveyor's Statement

I _____, Registered Professional Land Surveyor Number _____, do hereby certify that the above plat was prepared from an actual survey made by me or under my supervision on the ground during the month of _____, 20 ____.

GIVEN UNDER MY HAND AND SEAL this the _____ day of _____, 20 ____.

_____ Seal

Signature

State of Texas §

County of _____ §

Subscribed and sworn to (or affirmed) before me this _____ day of

_____, 20 ____.

_____ Notary Stamp

Notary Public

Figure IV-4

Commissioners' Court Approval

This is to certify that _____, the Sub-Divider, has complied with all conditions necessary, as provided by law, in sub-dividing the tract shown hereon.

Certified by the Commissioners' Court of Rains County, Texas, this _____ day of

_____, 20____.

_____
County Judge

_____
Commissioner – Precinct 1

_____
Commissioner – Precinct 2

_____
Commissioner – Precinct 3

_____
Commissioner – Precinct 4

ATTEST:

By:_____
County Clerk

Figure IV-5

APPROVED FOR FILING in the Plat Records of Rains County, Texas, on this

_____ day of _____, 20 _____.

_____

County Judge

Seal

ATTEST:

By:_____

County Clerk

Figure IV-6

City Council Approval Extraterritorial Jurisdiction

This is to certify that _____, the Sub-Divider, has complied with all conditions necessary, as provided by law, in sub-dividing the tract shown hereon.

Certified by the City Council of _____, Texas, this _____ day of

_____, 20____.

_____

Mayor

_____ _____

Council Person Council Person

_____ _____

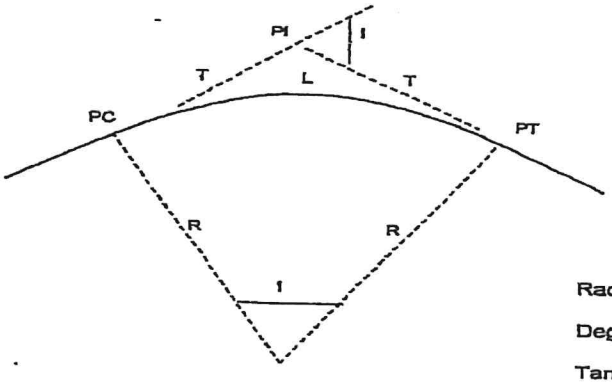
Council Person Council Person

ATTEST:

By:_____

City Secretary

Figure V-1



PI— Point of Intersection
PC— Point of Curve
PT— Point of Tangency
I — Central Angle
T — Tangent Distance
L — Length of Curve
R — Radius of Curve

Radius: $R = \frac{50}{\sin D/2}$

Degree of Curve: $D = 100 \frac{I}{L}$

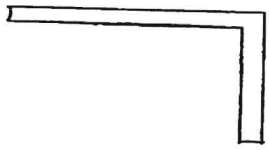
Tangent:: $T = R \tan \frac{1}{2} I$

Length of Curve: $L = 100 \frac{I}{D}$

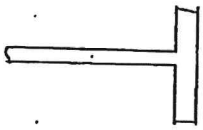
ELEMENTS OF CIRCULAR CURVE

CURVE REQUIREMENTS

CENTRAL ANGLE	MAXIMUM DGREE OF CURVE	MINIMUM LENGTH OF TANGENT
0° to 2°59'	None Required	
3° to 15°59'	4°00'	200'
16° to 31°59'	8°00'	200'
32° to 48°59'	18°00'	150'
49° & Over	23°00'	100'

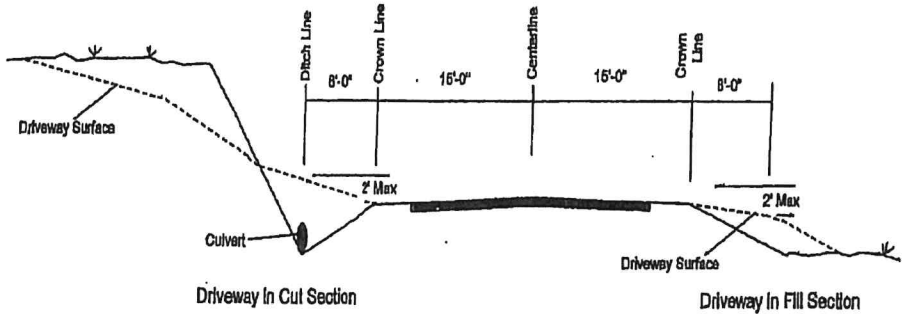


"ELL" INTERSECTION
(Not Permissible)



"T" INTERSECTION

PAGE 41



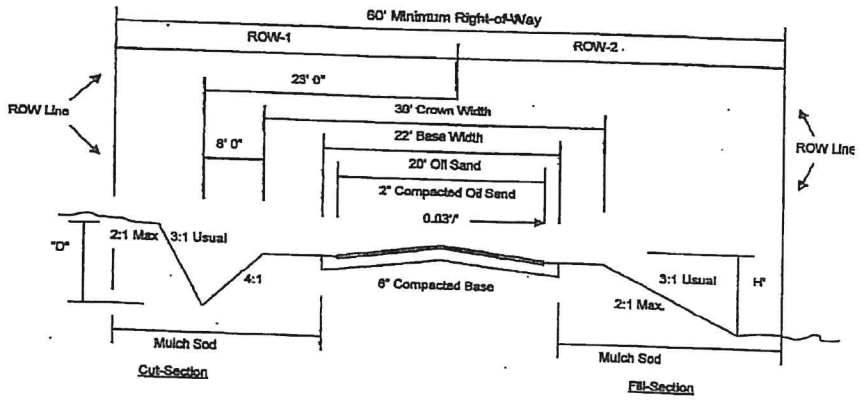
TYPICAL SECTION SHOWING DRIVEWAY REQUIREMENTS

Figure V-2-1

GENERAL NOTES:

1. In cut sections, the maximum rise of the driveway from the crown line to the ditch line shall be two (2) feet.
2. In fill sections, the maximum fall from the crown line to 8 feet out shall be two (2) feet.
3. When a driveway is constructed of portland cement concrete, the concrete shall not be placed between the crown line and the centerline. Asphaltic typw materials can be used for this area.
4. Culverts for driveways shall be placed 23'-0" off of the centerline.

Figure V-3-1



TYPICAL ROAD SECTION WITH DITCHES

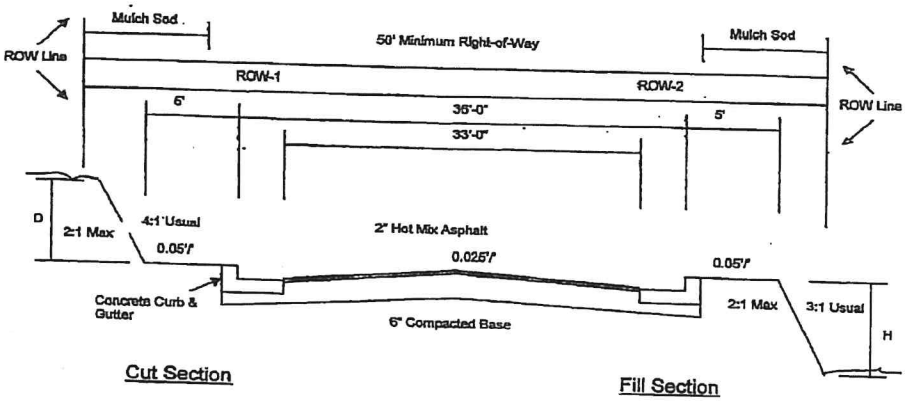
Minimum ROW for Cut Sections

'D' (Ft)	ROW-1 Minimum
0' to 2'	30'
2' to 6'	35'
6' to 8'	40'
8' to 11'	45'

Minimum ROW for Fill Sections

'H' (Ft)	ROW-2 Minimum
2' to 7'	30'
7' to 10'	35'
10' to 12'	40'
12' to 15'	45'

Figure V-3-2



TYPICAL ROAD SECTION WITH CURB AND GUTTER

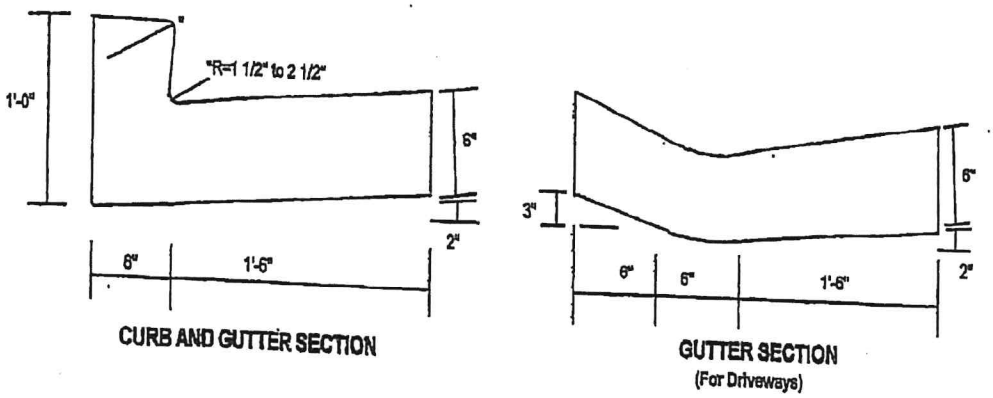
Minimum ROW for Cut Sections

'D' (Ft)	ROW-1 Minimum
0' to1/2'	25'
½' to 2'	30'
2' to 4'	35'
4' to 8'	40'
8' to 11'	45'
11' to 14'	50'

Minimum ROW for Fill Sections

'H' (Ft)	ROW-2 Minimum
0' to ½'	25'
½' to 2'	30'
2' to 4'	35'
4' to 8'	40'
8' to 11'	45'
11' to 14'	50'

Figure V-3-3

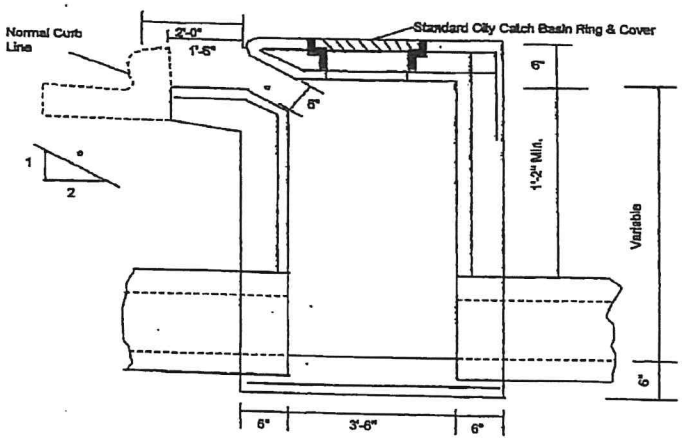


TYPICAL CONCRETE CURB AND GUTTER SECTIONS

GENERAL NOTES:

1. One-half (1/2) inch Premolded Expansion Joints shall be placed on 50ft spacings and contraction joints (dummy joints) placed on 10ft spacings.
2. The premolded expansion joint material shall meet the requirements for "Preformed Fiber Material" as shown by Item 420 of the Standard Specifications For Construction of the current TXDOT specifications.
3. Concrete shall contain a minimum of five (5) sacks portland cement per cubic yard of mixture.
4. On curves the alignment of the curb and gutter shall coincide with the curve and shall not consist of short tangent segments.
5. Construction of concrete curb and gutter shall comply with Item 530 of the Standard Specifications For Construction of the current TXDOT specifications.

Figure V-3-4



PLAN FOR INLET

GENERAL NOTES:

1. Catch basins shall be recessed 2'-0" from the normal curb line.
2. All reinforcing steel shall be 1/2" bars spaced on 6" centers in both directions. The lid shall be provided two mats of steel. Bars shall be placed as shown.
3. Inlet openings shall be 5' wide. Multiple openings shall be separated by 6" wide reinforced supports.
4. Construction of inlets shall comply with Item 470 of the Standard Specifications for Construction of the current TXDOT specifications.