

ORDINANCE NO. 157

CITY OF TIOGA

SUBDIVISION REGULATIONS

CITY OF TIOGA, TEXAS

SUBDIVISION REGULATIONS

AN ORDINANCE PRESCRIBING RULES AND REGULATIONS GOVERNING PLAT, PLANS AND SUBDIVISIONS OF LAND WITHIN THE INCORPORATED AREA AND EXTRA-TERRITORIAL JURISDICTION OF TIOGA, TEXAS. HEREIN DEFINED AS THE "CITY"; CONTAINING CERTAIN DEFINITIONS; PROVIDING FOR FINAL APPROVAL OF SUBDIVISIONS BY SECTIONS; PRESCRIBING REGULATIONS FOR STREETS, ALLEYS, SANITARY UTILITIES, WATER MAINS, STORM DRAINAGE, AND COMMUNITY FACILITIES.

PROVIDING FOR A PENALTY OF NOT MORE THAN TWO HUNDRED DOLLARS (\$200.00) FOR EACH VIOLATION THEREOF; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERANCE CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Whereas, under the provisions of the Constitution and Laws of the State of Texas, including particularly V.T.C.A., Local Government Code Section 212.001, et. seq., and the provisions of V.T.C.A., Local Government Code, Section 43.001 et. seq., as heretofore and hereafter amended, hereafter every owner of any tract of land situated within the City of Tioga, who may hereafter divide the same into two (2) or more tracts described by metes and bounds or otherwise for the purpose of laying out any subdivisions or additions for approval by the City Council of the City of Tioga; and

Whereas, the rules and regulations of the city established by ordinance, governing plats and subdivisions of the land, be and the same are hereby extended to and shall apply to all of the area under the extra-territorial jurisdiction of said city, as provided for in V.T.C.A., Local Government Code, Section 42.021, et. seq..

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TIOGA, TEXAS,

On and after the passage of this ordinance, any person, firm or corporation seeking approval of any plat, plan or replat of any subdivision of land within the City of Tioga, Texas and its legally established extra-territorial jurisdiction shall be required to comply with the requirements of this ordinance before such approval may be granted, to wit:

SECTION 1. - GENERAL

These regulations shall govern every person, firm, association or corporation owning any tract of land within the city limits or the extra-territorial jurisdiction of the City of Tioga, Texas, 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 said city, or for laying out suburban lots or building lots or any lots, streets, alleys, parks or other portions intended for public use or the use of purchasers of lots fronting thereon or adjacent thereto.

SECTION 2. - DEFINITIONS

- 2.01 City or the city shall mean City of Tioga, Texas.
- 2.02 Subdivision shall mean the division for a tract or a parcel of land into two or more parts or lots for the purpose, whether immediate or future, or sale or building development or transfer of ownership and shall include re-subdivision.
- 2.03 Re-subdivision shall mean the division of any existing subdivision, together with any changes of lot size therein, or with the relocation of any street lines.
- 2.04 The word "shall" shall be deemed as mandatory.
The word "may" shall be deemed permissive.
The word "will" shall be deemed as mandatory.
- 2.05 Plat shall mean a map or chart of the subdivision. It shall include plan, plat or replat on both singular or plural.
- 2.06 Commission shall mean the city Planning and Zoning Commission of the City of Tioga, Texas.
- 2.07 City Council shall be the duly elected governing body of the City of Tioga, Texas.
- 2.08 Administrative Officers are every officer referred to by title and shall be the person so retained in this position by the city of his duly authorized representative.
- 2.09 Engineer shall be the city engineer of the City of Tioga, Texas, the city's consulting engineers or their duly authorized representatives as deemed by the City Council.
- 2.10 Master Plan shall be the comprehensive plan of the city and adjoining areas as adopted by the City Council and the city Planning and Zoning Commission, including all its revisions and parts. This plan indicates the general location recommended for various land uses, transportation routes, public and private buildings, streets, parks and other public and private developments and improvements.
- 2.11 Preliminary Plat shall be any plat of any lot, tract or parcel of land that is not to be recorded for record in the deed records of Grayson County, Texas.
- 2.12 Final Plat shall be any plat of any lot, tract or parcel of land requested to be recorded for record in the deed records of Grayson County, Texas.

- 2.13 Replattting shall be the re-subdivision of any part or all or any block or blocks of a previously platted subdivision, addition, lot or tract.
- 2.14 Street means a way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place or however otherwise designated.
- 2.15 Private Street is any street, drive, throughway, thoroughfare, pavement or non-pavement surface where vehicles may travel that is not constructed to the City of Tioga standards and is not acceptable for dedication to the City of Tioga, Texas.
- 2.16 Street width shall be the shortest distance between the lines which delineate the rights-of-way of a street.
- 2.17 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.
- 2.18 Collector Street shall be a street which is continuous through several residential districts and is intended as a connecting street between residential districts and thoroughfares, highways or business districts.
- 2.19 Arterial street or thoroughfare shall be a principal traffic way more or less continuous across the city or areas adjacent thereto and shall act as a principle connecting street with state and interstate highways.
- 2.20 Alley shall mean a minor traffic way used primarily for vehicular service to the rear or side of properties otherwise abutting on a street.
- 2.21 Cul-de-sac shall mean a short residential street having but one vehicular access to another street and terminated by a vehicular turn-around.
- 2.22 Dead-end streets shall mean a street other than a cul-de-sac with only one outlet.
- 2.23 Easement shall mean an area for restricted use on private property upon which any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements.

Any public utility shall at all times have the right of ingress and egress to and from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or a part of its respective systems

without the necessity, at any time, of procuring the permission of anyone.

- 2.24 Building line shall be a line beyond which buildings must be set back from the street or road right-of-way line or property line.
- 2.25 Standard specifications and codes of the city shall be applied to all improvements constructed within the city and shall be in accordance with all revisions as may be adopted by the City of Tioga, Texas.
- 2.26 Mobile home parks are areas renting, leasing, or owning sites or lots for trailer coaches or mobile homes.
- 2.27 Extra-territorial jurisdiction (ETJ) is the area adjacent to the City of Tioga within one-half (.50) mile of the city limits as specified in V.T.C.A. Local Government Code, Section 42.021.
- 2.28 Re-submittal of plans shall be considered as being the same as any new or original submittal.
- 2.29 City Staff is whoever has been hired by the City or City Council to perform any and all inspections.

Section 3. - PURPOSES, AUTHORITY AND JURISDICTION

- 3.01 Under the authority of V.T.C.A., Local Government Code, Section 212.001, et. seq. which article is hereby made a part of these regulations, the City Council of the City of Tioga, Texas, does hereby adopt the following regulations to hereafter control the subdivision of land within the corporate limits of the City of Tioga and in the unincorporated areas lying within the extra-territorial jurisdiction of the city limits of Tioga, in order to provide for the orderly development of the areas and to secure adequate transportation, water, drainage, sewage and other facilities.
- 3.02 As used herein, the term "subdivision" shall mean the division of a tract or parcel of land into two (2) or more lots for the purpose, whether immediate or future, of sale or building or development and shall include re-subdivision. "Re-subdivision" shall mean any change in the division of any existing subdivision or any change in lot size therein, or the relocation of any street lines.
- 3.03 Any owner of land inside or within one half(.5) mile of the corporate limits of the City of Tioga wishing to subdivide such land shall submit to the Planning and Zoning Commission a plan of subdivision which shall conform to the minimum requirements set forth in these regulations. Any 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.

3.04 No subdivision shall be filed or recorded and no lot in a subdivision inside of or within one half (.5) mile of the corporate limits of the city of Tioga shall be improved or sold until the plat shall have been considered by the Planning and Zoning Commission and approved by the City Council.

The City shall have the authority to prohibit the installation of public utilities in unapproved subdivisions and to prohibit the issuance of building permits for structures on lots in an unapproved subdivision.

3.05 Any violation of any provision of the ordinance outside the corporate limits of the city of Tioga shall be improved or sold until the plat shall have been considered by the Planning and Zoning Commission and approved by the City Council.

The City shall have the authority to prohibit the installation of public utilities in unapproved subdivisions and to prohibit the issuance of building permits for structures on lots in an unapproved subdivision.

3.06 Any violation of any provision of the ordinance outside the corporate limits of the City of Tioga shall not constitute a misdemeanor under this ordinance or be applicable to a violation within such extra-territorial jurisdiction; however, a district court shall have the power to grant any or all types of injunctive relief in such cases.

3.07 It shall be unlawful for any owner or agent of any owner to layout, subdivide or plat any land into lots, blocks and streets within the City or to sell portions of the property therein which has not been laid out, subdivided and platted according to these regulations and the rules of the Planning and Zoning Commission.

3.08 No officer, employee or consultant of the City shall perform or cause to be performed any work upon any streets or in any addition or subdivision of the City unless all requirements of these regulations have been complied with by the owner of the addition or subdivision.

3.09 The City hereby defines its policy to be that the City will withhold improvements of any nature whatsoever, including the maintenance of streets, issuance of building permits or furnishing of sewerage and water service, until the subdivision plat has been approved by the City Council. No improvements shall be initiated nor any contracts executed until written approval has been obtained by the subdivider.

SECTION 4. - PROCEDURE

4.01 PRE-APPLICATION CONFERENCE

Prior to the filing of a preliminary plat, the subdivider shall

consult with the City Council or their duly authorized representative concerning the ultimate land-use of the proposed development, the suitability of the location of the proposed subdivision, the most advantageous subdivision plan, the arrangement of streets, alleys and lots and the layout of utility lines and availability of service from trunk mains. A written record of the meeting shall be kept by the City and a copy provided to the developer.

4.02

APPLICATION PROCEDURE

A. All property not subdivided into lots, blocks and streets or property to be subdivided within the city or within its jurisdiction shall hereafter be laid out under the direction of the Planning and Zoning Commission and subject to the approval of the City Council and no other subdivision will be recognized by the City. Prior to the consideration of the plats by the Planning and Zoning Commission, the City Council or their duly authorized representative shall check the plats and make recommendations.

B. At such time the preliminary plat is filed with the City for review and approval, it will be immediately passed to an engineer approved by the City, who will make a preliminary study of the plat. If it appears substantially complete, the City Council or their duly authorized representative will make a visit to the area to determine if there are apparent insurmountable problems with development of subject land.

If the City Engineer determines that the preliminary plat as submitted is substantially incomplete and requires a significant amount of work by the developer's engineer, the incomplete plat will be immediately returned to the developer's engineer, requesting that it be completed before re-submission. The developer, upon re-submittal, shall return all original sheets marked by the City Engineer in this review.

C. It shall be unlawful for any owner or agent of any owner to layout, subdivide or plat any land into lots, blocks and streets within the City or to sell portions of the property therein which has not been laid out, subdivided and platted according to these regulations and the rules of the Planning and Zoning Commission.

D. No officer, employee or consultant of the City shall perform or cause to be performed any work upon any streets or in any addition or subdivision of the City unless all requirements of these regulations have been complied with by the owner of the addition or subdivision.

E. The City hereby defines its policy to be that the City will

withhold improvements of any nature whatsoever, including the maintenance of streets, issuance of building permits or furnishing of sewerage and water service, until the subdivision plat has been approved by the City Council. No improvements shall be initiated nor any contracts executed until written approval has been obtained by the subdivider.

- F. Any owner or developer of any lot, tract or parcel of land located within the corporate limits of the city or within its jurisdiction who may wish to effect a subdivision of such land shall conform to the general procedure described as follows:
1. The Subdivider shall prepare and submit a PRELIMINARY PLAT to the City Planning and Zoning Commission for its (the commission's) study and recommendations to the developer. The preliminary plat shall show the entire subdivision and the various phases by which the subdivision will be developed and that lots may be sold within the phases to be developed upon approval of the final plat of that phase by the City Council. The preliminary plat shall then be submitted to the City Council for final action. The Planning and Zoning Commission and the City Council shall act on the preliminary plat within thirty (30) days from the date such plat was filed with each body for their approval.
 2. After approval of the preliminary plat by the City Council, the subdivider may then prepare a FINAL PLAT of all or a portion of the land included in the preliminary plat for submission to and consideration by the Planning and Zoning Commission for final recommendations.
 3. Upon final action on any such final plat by the City Planning and Zoning Commission, the same shall be referred to the City Council and the City Council shall, at its next succeeding meeting, consider such final plat for approval. Upon approval action of the City Council in the affirmative, the Mayor is authorized to sign the signature block "approved for construction". At this time, the developer may pay his required developmental inspection fees as set out in the City of Tioga's fee schedule ordinance and begin construction of the public facilities to be dedicated to the City of Tioga upon completion and certification of acceptable construction by the city staff. These construction areas include, but are not limited to, public streets, alleys, water lines, sewer lines, channels and all associated construction relative to the above and intended to be dedicated. The City Council's vote that the final plat as presented is approved for construction is the developer's assurance that no changes will be required from the approved plat.

4. As construction of the required public dedicated facilities continues, inspections will be made during the progress of all items intended for dedication to the City. Upon completion of the "intended for dedicated improvements", the developer shall apply to the City Council for final acceptance of the plat and the dedications and easements for construction. The city staff, or as approved by the City, shall certify in writing to the City Council that all public improvements have been completed in accordance with the requirements of the City of Tioga. This procedure will be followed for an entire development unless phased development has been indicated and approved in the earlier steps, in which case, this step will be repeated for each phase.
5. Upon final acceptance of such plat and public properties; and certification that all public improvements meet the city's requirements may the City Council accept and sign the final plat document.
6. Following the completion and acceptance of the public works facilities and the filing of the final plat, with Grayson County, Texas, the issuance of building permits may begin. Building permits may only be issued on a completed development or within a completed phase when phase development was originally proposed, passed and approved.

4.03

PRELIMINARY PLAT

An application in writing for the approval of the preliminary plat, together with three (3) prints, shall be filed with the City Secretary at least fifteen (15) consecutive calendar days before the meeting of the Planning and Zoning Commission if the plat is to be considered at such meeting. No plat will be considered by the City until the prescribed fees have been paid and advance copies of all materials are made available for the Planning and Zoning Commission.

The developers shall submit with the preliminary plat a copy of the boundary traverse calculations of the subdivision. The error of closure of the boundary shall not be greater than one in ten thousand (1:10,000).

The plat shall be drawn to a scale not to exceed one hundred feet to the inch (1"=100'). A graphic scale shall be provided and all figures and lettering shall be of such a size that if reduced the information is readable and distinct. The information to be included and the procedures for submittal are as follows:

A. Existing Features

1. The boundary line (accurate in scale and orientation) of

the tract to be subdivided.

2. The location, widths and names of all existing or platted streets or other public ways within and adjacent to the tract, existing permanent buildings, railroads, rights-of-way and other important features, such as abstract lines, political subdivision or corporate lines and school district boundaries.
3. Existing sewer mains, water mains, drainage culverts or other underground structures within the tract and immediately adjacent thereto with pipe size, grades and locations indicated.
4. Contours with intervals of two feet (2') or less, referred to mean sea level datum, by actual field survey.
5. The names of adjacent subdivisions and/or the names of record owners of adjoining parcels of unsubdivided land.

B. New Features

1. The proposed name of the subdivision.
2. North point, scale, date and approximate acreage of the proposed subdivision.
3. The names and addresses of the subdivider and of the engineer, surveyor or planner.
4. The tract designation and other description according to the real estate records of the City or county auditor and recorder; also, designation of the proposed uses of land within the subdivision.
5. All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitation of such reservations.
6. The layout, names and widths of proposed streets, alleys, and easements.
7. The layout, numbers, set-back lines and approximate dimensions of proposed lots, blocks, parks, etc.
8. Provision for the connection of streets with other streets adjacent to the subdivision and for extension of streets to undeveloped property.

9. The Planning and Zoning Ordinance should be consulted to ensure compliance on the items mentioned above, where applicable.

C. Utilities

A plan of the proposed water and sanitary sewer mains and proposed drainage facilities, including drainage areas, location of lines, inlets, culverts, bridges, provisions for discharging onto and crossing adjacent properties and calculated runoff and points of concentration.

D. Location Map

A location map of the proposed subdivision on a scale of one inch to one thousand feet (1"=1,000') showing existing and proposed streets and thoroughfares covering an area at least one-half (.5) mile outside the proposed subdivision.

E. Cross-Sections

Typical cross-sections of proposed streets showing the width of pavement and type of asphalt.

F. Approval Block

The following notice shall be placed on the face of each preliminary plat by the subdivider,

"Preliminary Plat for Review Purposes Only"

The following certificate shall be placed on the preliminary plat by the subdivider.

"Recommended for Approval"

Chairman, Planning and Zoning
Commission

Date

"Approved for Preparation of Final Plat"

Mayor, City of Tioga, Texas

Date

G. Submission

The Planning and Zoning Commission shall be furnished with three (3) prints of the preliminary plat along with letter of transmittal stating briefly the type of streets, drainage facilities, sanitary facilities and water system at least fifteen (15) days before the regular meeting date of the

Planning and Zoning Commission. Said letter shall also delineate provisions for perimeter developments of streets, alleys, water, sewer and drainage.

H. Approval

The approval of the preliminary plat by the City Council shall be effective for a period of one hundred eighty (180) days after the approval date, unless reviewed by the City Council in the light of new or significant information, which would necessitate the revision of the preliminary plat, such provision being subject to the same procedures as the original preliminary plat.

If a final plat for the subdivision, or a portion thereof, has not been submitted, or if a change in requirements has not occurred which would affect the preliminary plat, at the end of the one hundred eighty (180) days after approval, the City Council will declare the preliminary plat null and void, unless the subdivider has, in writing, requested and received an extension of time.

4.04

FINAL PLAT

After approval of the preliminary plat by the Planning and Zoning Commission and City Council, a final plat, prepared by a registered public surveyor bearing his seal and the construction plans prepared by a registered public surveyor bearing his seal and the construction plans prepared by a registered professional civil engineer bearing his seal, shall be submitted to the Planning and Zoning Commission.

Six (6) direct prints and three (3) mylar prints shall be filed with the City Secretary at least fifteen (15) consecutive calendar days prior to the meeting of the Planning and Zoning Commission at which action is requested. The Planning and Zoning Commission shall act on the final plat within thirty (30) days from the date such plat was filed for their approval. No plat will be considered by the City as being filed until the prescribed filing fees (if required) have been paid. The final plat may constitute all or only a portion of the approved preliminary plat, but any portion thereof shall conform to all the requirements of these regulations.

If final plats are submitted for approval for portions or sections of the proposed subdivision, each portion or section shall carry the name of the entire subdivision but shall bear a distinguishing letter, number, or subtitle. Block letters shall run consecutively throughout the entire subdivision, even though such subdivision might be finally approved in sections.

The Planning and Zoning Commission will either recommend approval or disapproval of the final plat and forward it to the City Council. Any action taken by the City Council shall be final, regardless of the previous action of the Planning and Zoning Commission.

One of the final plats on reproductive material shall be drawn on sheets. Two or more sheets may be used providing self explanatory matching lines are used to connect the subdivision parts. A graphical scale shall be provided and all figures and lettering shall be of such size that if reduced the information is readable and distinct.

The final plat shall show or be accompanied by the following information:

- A. The boundary lines with accurate distances and bearings, a metes and bounds description of the boundary (error of closure shall not exceed one (1) in ten thousand (10,000), exact acreage and the exact location and width of all existing or recorded streets intersecting the boundary of the tract. One (1) copy of the traverse closure sheet shall be enclosed.
- B. True bearings and distances to the nearest established street lines, official monuments or subdivision corner, which shall be accurately described on the plat. Municipal, township, county or abstract lines shall be accurately tied to the lines of the subdivision by distances and bearings.
- C. 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.
- D. The exact layout including;
 1. Street and/or alley names;
 2. The length of all arcs, radii, internal angles and points of curvature, length and bearing of the tangents;
 3. All easements for right-of-way provided for public services or utilities and any limitations of the easements; and,
 4. All lot numbers and lines, with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines to the nearest second.
- E. The accurate location, material and approximate size of all monuments.
- F. The accurate outline description of all property that may be offered for dedication for public use such as parks, etc.,

_____ day of _____, 19____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A. D., 19____.

City Secretary
City of Tioga, Texas

O. Certificate showing that all taxes and fees have been paid on the tract to be subdivided.

P. CONSTRUCTION PLANS

1. Six (6) sets of plans and specifications for water, sanitary sewer, asphaltting and drainage improvements prepared by a registered professional civil engineer, shall be approved and retained by the City prior to any construction in the subdivision.
2. Construction plans and profiles shall be drawn on sheets measuring twenty-four (24) inches by thirty-six (36) inches and shall include the following information.
3. A plan and profile of each street with top of curb grades (if included) shown. Each sheet shall include north point, scale, date and bench mark description to sea level datum. Unless otherwise approved by the City, scales shall be one inch equals twenty feet (1"=20') horizontally and one inch equals five feet (1"=5') vertically. Each plan shall show the seal and signature of the registered professional civil engineer who prepared the plans.
4. The cross-section of proposed streets showing the width of roadways, type of asphaltting, location and width of sidewalk (if included) and various slopes of earthwork, sidewalks and drives.
5. A plan and profile of proposed sanitary sewer with grades and pipe sizes indicated and showing location, manholes, cleanouts, etc., and a plan, and if required, a profile of the proposed water distribution system showing pipe sizes and location of valves, fire hydrants, fittings, etc., in conformance with the applicable criteria presented in SECTION 6-IMPROVEMENTS. Unless

otherwise approved by the City, scales shall be one inch equals one hundred feet (1"=100') horizontally and one inch equal five feet (1"=5') vertically. Each shall show the seal and signature of the registered professional civil engineer who prepared the plans. Each sheet shall include north point, scale, date and bench mark description to the mean sea level datum.

6. A plan and profile of the hydraulic data and gradients, pipe grades and sizes, manholes, inlets, pipe connections, outlet structures, etc., in conformance with the criteria as shown in SECTION 6-IMPROVEMENTS. Unless otherwise approved by the City, scales shall be one inch equals twenty feet (1"=20') horizontally and one inch equals five feet (1"=5') vertically. Each shall show the seal and signature of the registered professional civil engineer who prepared the plans. Each sheet shall include north point, scale, date and bench mark description to the mean sea level datum.

The approval of construction drawings by the City Council shall be effective for a period of two (2) years after the approval date, unless the subdivider has requested in writing and received an extension of time. Construction drawings which have expired shall be resubmitted to the City for approval before any construction is begun. The design of the proposed improvements shall be based on the construction requirements which are in effect at the time of the resubmittal.

- Q. The final plat shall be recorded by the City Secretary in the office of the county clerk of the county within thirty (30) days from and after the date of final acceptance by the City Council; the subdivider shall, however, pay to the City, in advance, the required fees for filing of such plat by the county clerk.
- R. Payment of inspection fees for inspecting the public works construction during the construction phase shall be due at the time the City Council passes the "approved for construction" paragraph. Said fee is set by the City of Tioga's current fee ordinance and should be referred to for the amount and method of calculation. In no case shall any work begin on any development until said fee is received by the City of Tioga.

4.05

FINAL WARRANTY INSPECTION PROCEDURE

Not later than thirty (30) days prior to the end of a given warranty period for any publicly dedicated facilities which have been

required by this ordinance to be installed within a subdivision and subsequently dedicated and accepted by the City of Tioga, the City of Tioga shall inspect those facilities and call for any necessary repairs prior to the termination of the warranty period. The results of this inspection shall be kept by the City and a written record for a period not less than five (5) years. The results of this inspection, any repairs noted and the subsequent action of the developer or contractor concerned shall be part of this record. Copies of this documentation will be delivered to the developer and/or contractor concerned. This notification and inspection procedure shall extend the warranty period until all specified repairs and inspections are completed.

SECTION 5. - GENERAL PLAT REQUIREMENTS

All requirements pertaining to lot size, yard size, dwelling size, lot coverage, height, parking, loading and screening contained in the current zoning ordinance of the City shall be adhered to for development under this ordinance.

5.01 STREETS

- A. The arrangement, character, extent, width, grade and location of all proposed streets shall conform to the general plan of the community and their relationship shall be considered to that of the existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed use of the land to be served by such streets.

Private streets or drives are not acceptable except in cases where such streets or drives serve only one property owner. In such cases, the property owner or developer may elect to install a private street to his own specifications without benefit of dedication or acceptance by the City of Tioga. In such cases, the City shall require that permanent public safety access easement be granted on the final plat document original mylars. in no case shall this option be available if the proposed "private drive" shall provide access for two or more property owners.

- B. Where such is not shown in the general oman for the community, the arrangements of streets in a subdivision shall:
1. Provide for the continuation of appropriate projection of existing principal streets in surrounding areas:
 2. Conform to a plan for the neighborhood approved or adopted by the City to meet a particular situation where topographical or other conditions make continuation of or conformance to an existing street impracticable; and,

3. Be laid out so that they shall intersect, as nearly as possible, at right angles.
- C. Residential streets shall be so laid out that their use by through traffic shall be discouraged.
- D. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be avoided.
- E. Street right-of-way widths shall conform to the City's circulation plan as modified therein and shall meet the following and the requirements of Section 6.02.

<u>Type of Street</u>	<u>Minimum Right-of-way Widths</u>
Type A-Major Thoroughfare	100'
Type B-Major Thoroughfare	65'
Type C-Collector	60'
Type D-Residential	50' (including a 10 foot ditch on each side)

- F. Half streets shall be prohibited, except where necessary to the reasonable development of the subdivision in conformance with the other requirements of these regulations and where the City finds it will be practicable to require the dedication of the other half when the street has already been provided adjacent to the area to be subdivided; the other remaining portion of the street shall be platted within such subdivision. Where part of a residential or collector street is being dedicated along a common property line, the first dedication shall be one-half (1/2) on the proposed street right-of-way plus five (5) feet.
- G. Cul-de-sacs in residential additions shall not be longer than six hundred (600) feet from the nearest intersection and in industrial areas they shall not exceed one thousand (1000) feet from the nearest intersecting street and there shall be provided at the closed end a turn-around having an outside roadway diameter of at least eighty (80) feet and a street property line diameter of at least one hundred (100) feet.
- H. All streets shall be asphalt and the asphalt shall conform to the SECTION 6-IMPROVEMENTS, of these regulations.
- I. Street grades shall be established regarding topography, proposed land use and the facilities in the area surrounding the land to be subdivided. An absolute minimum grade of three tenths percent (0.30%) will be allowed on asphalt streets; however, where it is possible, a grade of five tenths percent (0.50%) shall be used.

- J. Street name markers shall be installed in accordance with the prescribed type currently in use by the City of Tioga, or an approved equal, as approved by the City Manager, or someone approved by the City. Street markers and the installation thereof will be at the expense of the subdivider.
- K. Residential lots shall not face arterial streets or thoroughfares and driveways or alley pavement accesses shall not be permitted on arterial streets. Alleys shall be provided along side and rear lot lines on arterial streets for rear entrance.

5.02 ALLEYS

- A. Alleys shall be provided in commercial and industrial districts and shall be paved with asphalt except that the City may waive this requirement where other definite and assured provisions are made for service access, such as off-street loading, unloading and parking consistent with and adequate for the uses provided.
- B. The minimum right-of-way width of an alley shall be twenty (20) feet in industrial, commercial and residential areas. The alley turnouts shall be asphalted to the property line and shall be at least two (2) feet wider than the alley asphalt at that point. The radii of the turnouts for alleys intersecting thoroughfares shall be fifteen (15) feet and shall be ten (10) feet at intersections with all other streets.
- C. Alley intersections and sudden changes in alignment shall be avoided but, where necessary, lot corners shall be cut off at least fifteen (15) feet along each tangent from the point of intersection to permit safe vehicular movements.
- D. Where driveways connect to alleys in commercial, industrial or residential areas, fences shall only be constructed along the rear lot line of any lot to a point within five (5) feet of a point where the driveway would intersect the alley asphalt at ninety (90) degrees. Fences to be constructed along any driveway or perpendicular to alleys shall both be constructed within five (5) feet of the rear lot line or alley easement line.

5.03 LOTS

- A. All lots shall conform to the regulations as set forth in the City's zoning ordinance.
- B. Corner lots in residential areas shall be wider than inside lots so as to allow an appropriate set-back from both streets.

- C. Each lot shall face onto a public street or a private drive, except in a planned unit development. Lots with street frontage at both front and rear shall be avoided, except when backing onto a highway or thoroughfare.
- D. Side lines of lots shall be approximately at right angles to straight street lines and radial to curved street lines.

5.04

EASEMENTS

- A. Utility and drainage easements shall be provided only at the rear of a lot or along a side lot line, or as approved by the City, and shall be at least twenty (20) feet wide.
- B. Where a subdivision is bounded by a water course, drainage way, channel or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially to the lines of such water course or of such width to provide for any future anticipated construction, plus a minimum of ten (10) feet on each side.
- C. When a subdivision contains a portion of a flood plain, an easement shall be provided to accommodate the 100-year flood.

5.05

BLOCKS

- A. The lengths, widths, and shapes of blocks shall be determined with regard to the following items:
 - 1. Provision of adequate building sites suitable to the special needs of the type of use proposed,
 - 2. Zoning requirements as to lot sizes and dimensions.
 - 3. Needs for convenient access, circulation, control and safety of traffic; and,
 - 4. Limitations of topography.
- B. Where no existing subdivision controls, the blocks shall not exceed one thousand two hundred (1200) feet in length, except in certain instances where topographical features warrant special consideration. These limits shall be exceeded only upon specific approval by the City. Blocks longer than six hundred (600) feet shall be avoided in business districts.

5.06

MOBILE HOME PARKS AND MOBILE HOMES

Development of mobile home parks for locating mobile homes shall be in accordance with the provisions of the Tioga Zoning Ordinance, Section 10-1 and shall meet the approval of the City Planning and Zoning Commission and City Council.

5.07

SURVEY MONUMENTS AND LOT MARKERS

A. Permanent Survey Reference Monuments

A concrete monument, six (6) inches in diameter and twenty-four (24) inches long, shall be placed at all boundary corners, block corner, curve points and angle points. A copper pin 1/4 inch in diameter embedded at least three (3) inches in the monument shall be placed at the exact boundary point. The monuments shall be set at such an elevation that they will not be disturbed during construction and the top of the monument shall be not less than twelve (12) inches below the finished grade of the development.

B. Lot Markers

Lot markers shall be 1/2 inch diameter, reinforcing bar, eighteen (18) inches long or approved equal and shall be placed vertically at all corners flush with the ground or below ground if necessary in order to avoid being disturbed.

SECTION 6. - IMPROVEMENTS

6.01

STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS

All improvements proposed for any subdivision to be developed under the jurisdiction of these ordinances shall be furnished and installed by the subdivider in accordance with the standard specification and construction details of the City of Tioga, Texas and the other applicable specifications noted herein, or in the absence of such specifications and details, to meet the approval of the City. Reproducible standard drawings may be obtained when they become available from the City of Tioga in the amount stated in the current Tioga Fee Ordinance.

The developer shall be responsible for all costs associated with the final construction, testing, etc., connected with the construction of any street, alley or roadway.

6.02

STREET PAVING - ASPHALT

A. General Provisions

The City of Tioga, Texas, will, after completion, accept and maintain all streets within the corporate limits of said city upon the recommendation to the City Council of an inspector authorized by the City Council. Such recommendation shall state that the subject street is in compliance with the specifications set out herein.

No street, whether new or the extension of an existing street, shall be accepted or maintained by the City of Tioga, Texas,

which does not conform to the following specifications.

B. All streets shall have the following requirements:

1. Minimum right-of-way:

Type A-Major Thoroughfare.....100'
Type B-Major Thoroughfare.....65'
Type C-Collector.....60'
Type D-Residential.....50'
(including a 10 ft. ditch on
each side)

2. Minimum crown of roadway.....3 in.

3. Minimum compacted depth of base
material.....6 in.

C. CONSTRUCTION REQUIREMENTS

1. Subgrade and Base Material

a. The subgrade shall be prepared with stabilization of either lime or cement, depending on type of soil, to attain a Proctor Density of 80%. This may be done by watering and rolling, after the subsurface has been prepared, where base material is to be applied immediately.

b. The base material shall meet the minimum requirements, consisting of crushed rock, and be a compacted thickness of six (6) inches.

c. Specific requirements for equipment and materials are covered in the North Central Texas Specification for Public Works Construction Document, Part III; Division 4; Items 4.1-4.4.

2. Pavement and Surface Material

a. The pavement and surface materials shall meet the minimum requirements consisting of hot-mix asphalt, and be a compacted thickness of not less than two (2) inches.

b. Specific requirements for equipment and material are covered in the North Central Texas Standard Specifications for Public Works Construction Document, Part III; Division 5; Item 5.7.

D. PAVEMENT REQUIREMENTS

1. Sub-standard Road or Street Payment Requirements

Where the proposed subdivision is located adjacent to a sub-standard road or street and it is deemed not feasible, by the City of Tioga, to improve said road or street at the time of development of the subdivision, the developer shall pay to the city a monetary amount equal to the cost of improvements (including excavation, sub-grade preparation, asphaltting, drainage facilities, utility adjustments and engineering) for said road or street as a condition precedent to the approval of any plat for said subdivision. The estimate of the cost of said improvements shall be determined by an engineer approved by the City, with said estimate being made available to the developer. Said amount shall be placed by the city into a fund labeled Street Improvement Fund, and shall be specifically used for the improvement of said road or street. If improvement of a road or street does not occur within a six (6) month period from the date the money is so placed on deposit with the city, said money including any earned interest thereon shall be returned to the property owners of record at that time. Should the city make said improvement within the period specified, then the city is entitled to use all funds, including earned interest, in order to accomplish the acquired paving project. Said earned interest shall be considered to offset the cost of inflation to a project. In no case, except the six (6) month default provision made above, shall any developer be entitled to a refund of any amount or portion thereof.

The developer may, at his option, execute an "authority to release perimeter street improvements funds" for the purpose of allowing the City of Tioga to improve such streets by using these funds for said improvements for significant reconstruction of an existing street to a standard of improvement less than asphalt. The use of such funds shall not include normal maintenance repairs. Such improvements shall be accomplished in a manner and to a level which is at the sole discretion of the City Council of the City of Tioga. The City Council may also elect not to use any of the funds, even if released for improvements, and may elect to retain said funds until the asphalt improvements specified in the City standards can be accomplished.

2. Residential Collector Street

For the purpose of this section and Section E- "paving Width Requirements" a collector street should be considered to be a type of street as defined in the definition section of this document; however, it may

also be designated at the time of pre-development conference or preliminary plat. This provision is necessary because of the constantly changing traffic patterns within the city and the effect of the development process on existing traffic flow.

In no case shall the developer be responsible for construction or payment in lieu of construction of any perimeter street to a width or thickness greater than those specified under the standards for thoroughfares.

3. Streets and Alleys Within Commercial and Industrial Zones

For the purpose of this section and Section E-Paving Width Requirements:, a commercial-industrial zone street and alley shall be defined as any street which (1) is wholly contained within a commercial or industrial zone (2) borders on one side of a commercial or industrial zone, or (3) leads directly into or out of a commercial or industrial zone. Commercial-industrial zones include the zoning classifications of C-1, C-2, C-3, I-1 and I-2.

In no case shall the developer be responsible for construction or payment in lieu of construction of any perimeter street to a width or thickness greater than those specified under the standards for thoroughfares refer to Section D - "Pavement Requirements" in this document).

4. Major Thoroughfares and Commercial-Industrial Collector Streets.

On roadways adjacent to the proposed subdivision, that are designated to be city thoroughfares, the subdivider shall be required to construct, at his own expense, all of the street section.

In no case shall the developer be responsible for construction or payment in lieu of construction of any perimeter street to a width or thickness greater than those specified under the standards for thoroughfares (refer to Section D-"Pavement Requirements" in this document.

E. PAVING WIDTH REQUIREMENTS

Asphalt width requirements shall conform to Section 6, B of this document and as follows:

1. Alleys

Alley asphaltting shall be ten (10) feet wide in residential areas (if included), and sixteen (16) feet wide in commercial and industrial areas. Alley turnouts shall be asphalted to the property line and shall be at least two (2) feet wider than the alley asphaltting at that point. Asphaltting radius where alleys intersect residential and collector streets shall be ten (10) feet and where alleys intersect thoroughfare streets the radius shall be fifteen (15) feet.

2. Major Thoroughfares

The following minimum asphalt widths are set by this ordinance for the construction of thoroughfare as follows:

Thoroughfare Classification	Minimum Right-of-Way Width	Minimum Pavement Width
Type A	100'	Two 33' Traffic Lanes divided by a 15' median.
Type B	65'	Four 11' Traffic Lanes.
Type C	60'	36'

Note: The minimum width of a median adjacent to a left turn lane shall be five (5) feet.

3. Street Returns

- a. The minimum radius for all street returns shall be twenty (20) feet.
- b. Returns for driveways on residential streets shall be ten (10) feet, commercial and industrial driveway returns shall be a minimum of ten (10) feet and a maximum of twenty (20) feet except in specials.

6.03

STORM SEWERS

A. Open Channel Design

Storm water runoff in excess of that allowed to collect in the streets in developed areas and runoff in undeveloped areas may be carried in open channels (not in the street right-of-way). Open channel capacity shall be calculated by Manning's Equation and roughness coefficients and maximum mean velocities.

Open channels shall be constructed with a trapezoidal cross-section and shall have side slopes no steeper than 6:1 in earth.

The subdivider shall dedicate a right-of-way on all channels of sufficient width to provide for excavation of the open channel of proper width, plus ten foot (10') width on each side to permit ingress and egress for maintenance or as required by the city across property.

H. Culvert Design

At locations of creek crossings with proposed roadway improvements, it is sometime necessary to receive and transports storm water under the roadway in culverts. Design of culverts shall include the determination of upstream backwater conditions as well as downstream velocities and flooding conditions, consideration shall be given to the discharge velocity from culverts.

6.04

WATER SYSTEM

Water systems shall have sufficient number of outlets and shall be of sufficient size to furnish adequate domestic water, to furnish fire protection to all lots and to conform with the city's Comprehensive Plan Report.

- A. The size of water mains shall, in no event, be a size of pipe less than the minimum required by the State Board of Insurance of the Fire Prevention and Engineering Bureau of Texas.
- B. The subdivider shall pay all of the cost associated with water system improvements involved in the development of his subdivision. Included in these cost shall be any necessary off site improvements, connection extensions, acquisition of easements, testing and costs associated with looping or carry through within or outside of the development. Design and cost figures should include any requirement for extending available service from one beginning point on the property through and to a connecting point for adjacent properties.

In certain cases, solely at the discretion of the City of Tioga, the City may elect to participate in a portion of the cost for over-sizing. No such cost participation shall be valid without written agreement prior to construction.

- C. Location of the line will be either in the alley or an easement beside the street or a place approved by the City.
- D. The ductile iron pipe shall have a single rubber gasket joint, shall have a cement mortar lining of the "Enameling" type or approved equal and shall have an earth cover of twenty-four

(24) inches. Water mains fourteen (14) inch and larger may be either ductile iron pipe, thickness Class 50 minimum, with cement mortar lining or reinforced concrete steel cylinder pipe, Class 150 minimum. C900 PVC shall be required in all bores, in unstable soil conditions (expansive clays, unstable subsoil), in or near creeks or where lines must be installed at shallow depths (less than 30").

1. PVC Pipe

PVC Pipe must meet American Water Works Association standards and shall conform to the current specifications of C900 PVC and with rubber ring joints. PVC water pipe shall be listed by Underwriters Laboratories and approved for use in cities and towns of Texas by the State Board of Insurance, The rigid PVC pipe shall bear the seal of approval (or "NSF"

mark) of the National Sanitation Foundation Testing Laboratory for potable water pipe.

Provision must be made for contraction and expansion of each joint with a rubber ring and an integral thickened bell as part of each joint. Pipe and fillings must be assembled with a non-toxic lubricant. Pipe shall be made from NSF approved class 12454-A or B PVC compound conforming a minimum ASTM resin specification D1784, PVC pipe shall be Class 150 (DR 18) and meet the physical dimensions as shown on the following list.

Nominal Size (inches)	Outside Diameter (inches)	Class 150(DR 18) Min. Wall Thickness (inches)
4	4.08	0.343
6	6.90	0.493
8	9.05	0.646

PVC pipe shall be designed for a minimum 150 p.s.i. water pressure, plus a 35 p.s.i., surge allowance. Service connections to PVC pipe lines; a double strap brass tapping saddle with stainless steel bolts shall be used to tap service lines, or as approved by the City.

- E. Gate valves shall conform to American Water Works Association Specification G500, latest edition. Valves shall be designed for a minimum water working pressure of 150 pounds per square inch. Gate valves shall have a clear waterway equal to the full nominal diameter of the valve and shall be opened by turning, to the left. Each valve shall have the maker's initials, pressure rating and year in which manufactured, cast in the body.

All valves buried in the ground shall be provided with cast-iron valve boxes of proper dimensions to fit over the valve bonnets and to extend to such elevation at or slightly above the finished street grade or ground line, as approved by the City. Tops shall be complete with covers and shall be adjustable. Valve boxes shall be set vertical and concentric with the valve stem. Any valve box which has so moved from its original position as to prevent the application of the valve key shall be satisfactorily reset by the developer at his own expense. A concrete pad of the dimensions, 3'-0" x 3'-0" x 6", shall be poured around all valve boxes, unless otherwise directed by the City.

- F. Fire hydrants shall conform strictly to AWWA Standard Specifications for Fire Hydrants for Ordinary Water Works Service, C502 latest edition, except for changes or additions specifically outlined as follows:
1. Fire hydrants shall be placed on block corners or near the center of the block to place all of every lot within a radius of five hundred (500) feet in residential areas, but under no circumstances shall a hose lay of more than six hundred (600) feet be made from the fire hydrant to cover all of every lot within the subdivision or tract under development. Where fire hydrants are placed in the interior of the block they shall be located in alignment with a property line.
 2. Fire hydrants shall be located in commercial and industrial areas so that all of every lot shall be within a radius of three hundred (300) feet, but under no circumstances shall a hose lay of more than four hundred (400) feet be made in order to adequately afford fire protection to the building or buildings.
 3. All fire hydrants shall have one (1) pumper nozzle and two (2) hose nozzles with the city's standard threads, shall have a main barrel valve opening of not less than five (5) inches and shall be placed on connecting mains of not less than six (6) inches in diameter. Six (6) inch gate valves shall be placed on all fire hydrant leads.
 4. All fire hydrants shall be painted red, using a minimum of two coats of an approved epoxy paint.
 5. The operating nut shall be designed to prevent seepage, of rain or sleet and the accumulation of dust around the revolving nut. The operating nut shall conform to the standards now in use by the city. The hydrant valve shall open by turning to the left.

6. The hydrant top or bonnet shall be free draining and of a type that will maintain the operating mechanism in readiness to use under freezing conditions. It shall be so designed as to make tampering difficult and shall be provided with convenient means to afford lubrication to insure ease of operation and the prevention of wear and corrosion.
7. The body of the hydrant shall be equipped with a breakable flange or breakable cast iron flange bolts just above the grade-line.
8. All hydrants shall be of such design as will permit their extension without excavation in case of future grade changes.
9. The complete hydrant shall be of such design that when the hydrant barrel is broken through traffic collision, it may be replaced without excavating or breaking the asphalt. The barrel and operating mechanism shall be so designed that in case of accident, damage or breaking of the hydrant above or near the grade level, the main valve will remain reasonably tight against leakage or flooding.
10. Changes in shape or size of the waterway shall be accomplished by means of easy curves. The junctions of hose or pumper nozzles with the barrel shall be rounded to ample radii. Exclusive of the main valve opening, the net area of the waterway of the barrel and foot piece of the smallest part shall be not less than 150 percent of that of the net opening of the main valve.
11. Hydrants shall be provided with an automatic and positively operating, non-corrodible drain or drip valve so as to drain the hydrant completely when the main valve is shut. A drain operating by springs or gravity is not acceptable.
12. Operating stems whose threads are not located in the barrel or waterway shall be made of genuine wrought iron or steel and shall be bronze bushed where passing through the stuffing box. Operating threads must be sealed against contact with the water at all times regardless of open or closed position of main valve. All operating stems shall be coupled opposite the break flange with a breakable coupling or coupled in such a way as to part without breaking.
13. Unless otherwise specified by the City, hydrants shall be furnished with "O" ring seals.

14. The hydrant head shall be constructed so that it may be rotated to face the nozzles in any desired direction. The developer shall rotate the fire hydrant in such a direction to best serve the City.
15. Hydrants shall close with the pressure and must have a bronze cap not to seal the bottom end of stem threads against contact with water.
16. The developer shall furnish drawings with complete detailed dimensions of the hydrant proposed for the subdivision. The fire marshal shall accept or disapprove the proposed fire hydrant.
17. Fire hydrants shall be placed at all locations shown on the plans. Each hydrant shall be set upon a slab of stone or concrete not less than four inches (4") thick and not less than one (1) square foot of surface area. Where solid rock exists in the bottom of the trench and same is excavated to the proper depth to form a foundation for the hydrant, the slab of stone or concrete above specified may be omitted.

The hydrant shall be set perpendicular and to the proper depth and shall be carefully and substantially blocked against firm trench walls using concrete, making sure not to cove any access bolts on the hydrant.

There shall be placed around the base of the hydrant not less than seven (7) cubic feet of sound broken stone or clean gravel or other suitable material to provide reservoir capacity so that the hydrant will completely drain when closed.
18. The above mentioned fire hydrants in residential, commercial, and industrial tracts of real estate located in the city of Tioga shall be installed and operable prior to the erection of any building in which any combustible material is used as determined by the City of Tioga.
19. The owner of any commercial or industrial property contemplated for development under this ordinance on which fire hydrants and water mains shall provide easements to the City, whereby, the fire, police and water utilities department of the city shall have ready ingress and egress to, from and across such property to any location on such property when necessary to extinguish a fire or to prevent the occurrence of a fire or to maintain, service, and inspect such fire hydrants and water mains that may be installed or when such access to and from said property is essential to the

presentation of life or property.

- G. The term "residential property" within the meaning of this ordinance shall mean any tract of land developed for the purpose of single family or two-family domestic living, but not excluding educational or religious institutions. The term "commercial tract" within the meaning of this ordinance shall mean any tract of business or non-residential property and residential uses of including, but not limited to, multi-family complexes, residential attached, condominiums, religious, light and heavy industry and all other classifications of properties other than single family residential; however, nothing herein contained shall be construed as limitations or repeal of the definition set forth in the city's fire prevention code.
- H. All changes in direction of water mains, plugs and special appurtenance shall be blocked against undisturbed trench walls with 2,000 p.s.i. concrete in such a manner as to prevent movement of the pipe or appurtenance.
- I. A full size valve shall be placed at the dead end of any main.
- J. All pipe, fillings, valves, services, embedment material, testing procedures and other facilities related to the water system improvements shall be furnished and installed in conformance with the applicable specifications of A.S.T.M., A.W.W.A., and A.N.S.I., latest editions of other regulations of local, state and federal agencies.

6.05

SANITARY SEWERS

The subdivider shall pay all of the cost associated with sewer system improvements involved in the development of his subdivision. Included in these costs shall be any necessary off site improvements, such as the addition of any lift stations that may be needed, connection extensions, acquisition of easements, testing and costs associated with looping or carry through within or outside of the development. Design and cost figures should include any requirement, for extending available service from one beginning point on the property through and to a connecting point for adjacent properties.

In certain cases, solely at the discretion of the City of Tioga, the City may elect to participate in a portion of the cost for over-sizing. No such cost participation shall be valid without written agreement prior to construction.

A. MATERIALS

Sanitary sewer mains shall be constructed of PVC sewer pipe

which meets or exceeds approved AWWA standards in diameters up to 16" and plastic polyurethane pipe of the Spirolite type or equivalent in diameters of 16" and above shall be the City standards. In certain cases, with prior approval, the City will consider the use of cement lined bituminous coated ductile iron pipe or polyethylene lined iron pipe.

As approved by the City, sanitary sewer mains may also be constructed of polyvinyl chloride (PVC) pipe conforming to the specifications of ASTM D 3034, SDR 35, or equal. Joints for the PVC pipe and fittings shall be compression rubber gasket joints. The bell shall consist of an integral wall section with factory installed ring securely locked in bell groove to provide positive seal under all installation conditions. Fittings and accessories shall be manufactured and furnished by the pipe supplier, or approved equal and shall have bell and /or spigot configuration identical to that of the pipe. Connections shall be made with a fabricated fitting. Field glued connections are not allowed. When PVC pipe passes through a manhole wall, asbestos cement sleeves with a rubber ring joint shall be used to provide a positive water tight connection.

The encasement, embedment and backfill requirements for PVC pipe and ductile iron pipe shall conform to the standard details and specifications of the City of Tioga, Texas.

B. Minimum Size Main

The minimum diameter of sewer main shall be six inches (6")

Minimum diameter for force mains shall be two inches (2").

C. Location

The sewers shall be located in the alleys or easements and shall have a minimum of five (5) feet to six and one-half (6-1/2) feet depth from the ground surface to the invert.

D. Alignment and Grades

All sewers shall be laid in straight alignment where possible with a uniform grade between the manholes. In those cases where horizontal curvature must be utilized to serve a particular area, the minimum radius of curvature shall be one hundred feet (100'). Grades and appurtenance of sanitary sewers shall conform to the requirements of the Texas Natural Resource Conservation Committee and the following are the minimum slopes which will be allowed; however, slopes greater than these are desirable.

<u>Sanitary Sewer-Diameter</u>	<u>Minimum Slope in Feet per 100 Feet</u>
4 inch (service lines)	1,000
6 inch	0.500
8 inch	0.400
10 inch	0.280
12 inch	0.220
15 inch	0.150
18 inch	0.120
21 inch	0.100
24 inch	0.080
27 inch	0.067
30 inch	0.058
36 inch	0.046

E. Performance Tests

Prior to the acceptance, newly constructed sanitary sewers shall be subject to leakage tests. The leakage outward or inward (exfiltration or infiltration) shall not exceed two hundred (200) gallons per nominal inch of the pipe diameter per mile per twenty-four (24) hours for any section of the system.

F. Lift Stations

All lift stations shall be designed and constructed with two or more sewage pumps and the stations shall be capable of pumping the design maximum flow with the largest pump out of service. Detailed design data, plans and specifications of the pumps shall be submitted to the City Council prior to the purchase and installation of the pumps.

Whenever a city operated or constructed major lift stations is available for service to the property, the developers shall pay all appropriate fees, prior to service connection, and shall at his own expense extend whatever lines and manholes which may be necessary for connection to the closest city approved, connection point.

G. Force Main

Force mains shall be polyvinyl chloride (PVC) and shall be designed with a cleansing velocity of at least two (2) feet per second which shall be maintained at minimum flow. Were necessary, automatic air relief valves shall be placed at high points in the force main to prevent air locking.

Polyvinyl chloride (PVC) force mains shall meet the requirements for water mains as described in Section 6.06, paragraph F.1 and shall have adequate embedment.

H. Manholes

Manholes may be of any AWWA approved material and be placed at points of change in alignment, grade, or size of sewer, the intersection of sewers and the end of all sanitary sewer mains that will be extended at a later date.

Maximum manhole spacing for sewer with straight alignment, and uniform grades should be determined so as to assure continuous operation based on available cleaning equipment. The maximum manhole spacing shall be as detailed in the "Design Standards" below.

Manholes not set to have the ring encased in street or alley pavement, the ring shall be set in a six inch (6") thick reinforced concrete pad that shall extend at least fifteen inches (15") outside the ring.

Manhole in creek areas or flood plains shall be extended at least two feet (2') above the twenty-five (25) year flood or as required by the City.

DESIGN STANDARDS

<u>Sewer Pipe Size</u>	<u>Manhole Diameter</u>	<u>Maximum Distance Between Manholes</u>
6" & 8"	4'-0"	Where there is an intersection of pipe or change of direction.
10"	4'-0"	1,000 feet
12"	4'-6"	1,000 feet
15"	4'-6"	1,000 feet
18"	4'-6"	1,000 feet
21"	5'-0"	1,000 feet

24"	5'-0"	1,000 feet
30"	5'-0"	1,000 feet
36"	6'-0"	1,000 feet

I. Cleanouts

Standard cleanouts shall be constructed at the ends of all sanitary sewer mains that may not be extended in the future.

J. Installation Procedures

All pipe, manholes, cleanouts, embedments materials, testing procedures and other improvements associated with the installation of the sanitary sewerage system shall be furnished and constructed in accordance with the applicable specifications of A.S.T.M., A.W.W.A., and A.N.S.I., latest edition and the regulations of the local, state, and federal agencies.

6.06

UTILITY SERVICES

- A. All services for utilities shall be made available for each lot in such a manner so as to eliminate the necessity for disturbing the street and the alley asphalt, curb, gutter, and drainage structures when connections are made.
- B. The subdivider shall provide separate service lines for water and sewerage to each lot or point of metering.
- C. All taps for potable water connections shall be made only with a brass double strap tapping saddle.
- D. Water service lines shall be a minimum of three-fourths (3/4) inch type "K" copper or PVC and shall be provided with a corporation at the main and a curb with a final cover not to exceed one and one-half (1-1/2) feet.
- E. Sanitary sewer service lines shall have minimum diameter of four inches, shall meet the same requirements for sanitary sewers described above, shall be constructed from the main to the lot property line using wyes as necessary bends and shall have a minimum final cover at the property line of four (4) feet where possible.
- F. A sanitary sewer device line one-way clean out toward main shall be placed on each service line at the property line to facilitate maintenance.
- G. The subdivider shall place a suitable marker at the point

where said service lines are stubbed out so that these lines can be easily located for connection by the City. Suitable markers shall be "W" for water and "S" for sewer stamped in top of curb or edge of pavement if no curb is constructed. Letters shall have a minimum height of two (2) inches and a minimum width of two (2) inches. All water and sewer service lines shall be accurately located on the "construction record drawings" to be furnished to the City of Tioga.

- H. The subdivider shall make arrangements with all other appropriate utility companies for the extension of their respective utility lines and service to and within the addition and for any costs or refunds of such costs.
- I. The use of underground electrical services and transmission lines is encouraged for all subdivisions where feasible.

6.07 STREET LIGHTING

Street lighting shall conform to the latest edition of the Illumination Engineering Society Handbook. Round tapered standards with bracket arms shall be used and lighting levels, as recommended, shall be provided for very light traffic in residential areas, medium traffic on collector streets and heavy traffic on thoroughfares.

Initial cost of installation of street lighting shall be borne by the subdivider.

One of the sheets provided by the developer in the final platting process shall indicate the location of proposed street lights and the anticipated illumination arcs that such street lights shall provide.

6.08 RECORD DRAWINGS (AS BUILT PLANS)

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings, twenty-four (24) by thirty-six (36) inches, of the asphaltting, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing of each sheet an "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "Record Drawings", the city engineer, or an approved equivalent, shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

SECTION 7. - FILING FEES AND CHARGES

- 7.01 A subdivider and/or developer is hereby required to pay the current fees, as established by the City Council through a separate ordinance, when any plat is tendered to the City Secretary for consideration by the Planning and Zoning Commission. Each of the required fees and charges shall be paid in advance and no action by the Planning and Zoning Commission, any official or employee of the City shall be valid until the fee or fees shall have been paid to the city official designated to receive said fee or fees.
- 7.02 The fee shall be charged on all plats regardless of the action taken by the Planning and Zoning Commission and whether or not the City Council approves or disapproves the plat.
- 7.03 Before commencing construction, the developer shall pay a development inspection fee as specified by the City of Tioga's fee ordinance. No construction or development work may commence until such fee has been paid in full for the entire development or for the phase which is under construction. This fee is paid to cover the cost of inspections made during the construction of the public works facilities which are anticipated to be dedicated to the City of Tioga upon completion and final acceptance. Such fee does not cover any laboratory work which may be required of the developer in order to establish that such construction does meet city specifications.

SECTION 8. - MAINTENANCE BOND

The subdivider shall furnish a good and sufficient maintenance bond or put in escrow an amount detailed in the city's fee ordinance to indemnify the City 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 one (1) year from the date of final acceptance of each phase of the project. Final acceptance of a subdivision or phase of a subdivision will be withheld until said maintenance bond is furnished to the City.

8.01 FINAL WARRANTY INSPECTION PROCEDURE

No later than thirty (30) days prior to the end of a given warranty period for any publicly dedicated facilities which have been required by this ordinance to be installed within a subdivision and subsequently dedicated and accepted by the City of Tioga, the City of Tioga shall inspect those facilities and call for any necessary repairs prior to the termination of the warranty period. The results

of this inspection shall be kept by the City as a written record for a period not less than five (5) years. The results of this inspection, any repairs noted and the subsequent action of the developer or contractor concerned shall be part of this record. Copies of this documentation will be delivered to the developer and/or contractor concerned. This notification and inspection procedure shall extend the warranty period until all specified repairs and inspections are completed.

SECTION 9. - EXTENSION TO EXTRATERRITORIAL JURISDICTION

- 9.01 The subdivision ordinance of the City of Tioga, Texas as it now exists or may hereafter be amended, is hereby extended to all of the area lying within the extraterritorial jurisdiction of the City of Tioga, Texas and the rules and regulations within said subdivision regulations ordinance governing plat, subdivisions of land and construction of utilities shall be applicable to such area within said extraterritorial jurisdiction from and after the date of final passage of this ordinance.
- 9.02 No person, corporation, partnership or other entity shall subdivide or plat any tract of land within the extraterritorial jurisdiction of the City of Tioga, Texas, except in conformity with the provision of this subdivision regulations ordinance.

SECTION 10. - OTHER REQUIREMENTS

10.01 CHANGES AND VARIATIONS

- A. These rules and regulations are the standard requirements of the City of Tioga, Texas. A suspension of any of these rules and regulations may be granted by the City Council, upon a showing that there are special circumstances of conditions affecting the property in question, that the enforcement of the provisions of this ordinance will deprive the applicant of a substantial property right and such suspension, if granted, will not be materially detrimental to the public welfare or injurious to other property rights in the vicinity.
- B. The final plat for a proposed subdivision, in cases where there will be a separation of residential property from commercial or industrial property, shall include a minimum 6' sight barrier (fence). Upon the final plat the location and height of proposed fences to be installed shall be indicated.

10.02 PENALTY

Any person, firm or corporation who shall violate any of the provisions of this ordinance or who shall fail to comply with any provision hereof shall be guilty of a misdemeanor and, upon

conviction, shall be subject to a fine not to exceed two hundred dollars (\$200.00) and each day that such violation continues shall constitute a separate offense and shall be punishable accordingly.

PASSED AND APPROVED THIS THE 11th DAY OF August, 1997.



Mayor

ATTEST:



City Secretary