

COURT ORDER

ORDER NO. 2010 1361

DATE: August 17, 2010

25

STATE OF TEXAS ¶

COUNTY OF DALLAS ¶

BE IT REMEMBERED, at a regular meeting of the Commissioners Court of Dallas County, Texas, held on the 17th day of August, 2010, on motion made by Mike Cantrell, Commissioner of District No. 2, and seconded by John Wiley Price, Commissioner of District No. 3, the following order was adopted:

- WHEREAS, the matter set forth below was briefed before the Commissioners Court on July 27, 2010; and
- WHEREAS, the County has certain responsibilities for the Unincorporated Areas such as providing for the safety, health, and well-being of the general public by requiring that adequate facilities - roads, streets, drainage, potable water, and wastewater collection systems are specified in the proper subdivision of land / private property; and
- WHEREAS, the County's current subdivision regulations are contained in Commissioners Court Order No. 71-660 dated March 18, 1971, were adopted over thirty-nine (39) years ago; and
- WHEREAS, it has been proposed that these regulations be updated to reflect changes in State laws and to include new standards for Preliminary and Final Platting, platting fee schedule, associated filing fees, land development engineering / construction plans, requirements for County Roadways and private roadways including design and construction standards, lot frontage, lot size, and building setbacks, street naming, manufactured home rental communities, storm water pollution prevention plans, and construction and maintenance bonds; and
- WHEREAS, these updated Subdivision Regulations are consistent with the County's Strategic Plan such that Dallas County is the destination of choice for residents and businesses (Vision 5); and

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Court Order No. 71-660 which contains Dallas County's Subdivision Regulations, is rescinded and that the attached updated Subdivision Regulations shall now govern subdivisions in the County's Unincorporated Areas.

DONE IN OPEN COURT, this the 17th day of August, 2010.

[Signature]
Jim Foster, County Judge

[Signature]
Maurine Dickey, District No. 1

[Signature]
Mike Cantrell, District No. 2

[Signature]
John Wiley Price, District No. 3

[Signature]
Kenneth A. Mayfield, District No. 4

Recommended For Approval: *[Signature]*
Alberta L. Blair, P.E., Director of Public Works

AVS

DALLAS COUNTY



SUBDIVISION REGULATIONS

AND

COUNTY ROAD CONSTRUCTION STANDARDS

SUBDIVISION REGULATIONS

TABLE OF CONTENTS

ITEM	PAGE
SECTION A. PURPOSE AND APPLICABILITY	1
SECTION B. DEFINITIONS	3
SECTION C. ENFORCEMENT	8
SECTION D. PLATTING PROCEDURE	9
1. COMMISSIONERS COURT DESIGNEE.....	9
2. PLATTING FEE SCHEDULE	9
3. FINAL PLAT FILING FEES	9
4. DELIVERY	10
5. PLAT RECORDATION / REVOCATION	10
6. PRELIMINARY PLATS	11
7. FINAL PLATS.....	13
8. ENGINEERING / CONSTRUCTION PLANS	17
9. DEVELOPMENT PERMIT	20
10. VARIANCE PROCEDURE	20
SECTION E. WATER AND SEPTIC SYSTEM / OSSF REQUIREMENTS	21
SECTION F. SUBDIVISION REQUIREMENTS	22
1. COUNTY ROADWAYS	22
2. DEDICATION OF R.O.W.	25
3. PRIVATE ROADS	25
4. DRAINAGE AND UTILITY EASEMENTS	25
5. LOT FRONTAGE, LOT SIZE, AND BUILDING SETBACKS ...	26
6. DRIVEWAYS	27
SECTION G. COUNTY ROADS – CONSTRUCTION STANDARDS	28
1. GENERAL	28
2. PREPARING RIGHT OF WAY	29
3. SUBGRADE	29
4. BASE MATERIALS	29
5. SURFACE – H.M.A.C.....	30
6. DRIVEWAYS.....	30
7. STREET NAMING	32
8. MAILBOXES	41
SECTION H. MANUFACTURED HOME RENTAL COMMUNITIES	42

SUBDIVISION REGULATIONS

TABLE OF CONTENTS

ITEM	PAGE
SECTION I. STORM WATER POLLUTION PREVENTION PLAN (SWP3)	44
SECTION J. DRAINAGE STANDARDS	45
SECTION K. CONSTRUCTION AND MAINTAINENCE BONDS.....	47
1. CONSTRUCTION BONDS	47
2. MAINTENANCE BONDS	47
3. FINAL INSPECTION	48
4. IRREVOCABLE LETTER OF CREDIT (IN LIEU OF BOND) ...	48
5. OTHER SECURITY	48
SECTION L. SEVERABILITY	49
 <u>Appendix</u>	
CHECKLIST - FINAL PLAT SUBMISSION	50
RURAL COUNTY ROAD - TYPICAL SECTION	
RURAL THOROUGHFARE COUNTY ROAD - TYPICAL SECTION	
COUNTY UNINCORPORATED AREA NOT WITHIN CITY ETJ LIMITS	
DEVELOPMENT PERMIT PLACARD DETAIL	

SUBDIVISION REGULATIONS

SECTION A. PURPOSE AND APPLICABILITY

1. The purpose of these Subdivision Regulations is to provide for the safety, health and well being of the general public by requiring that adequate roads, streets, and drainage are provided in all subdivisions, and to provide facilities which can be maintained without imposing a burden to the taxpayers.
2. Unless otherwise stated herein or by agreement between Dallas County and a city or town, these Regulations shall only apply to the Unincorporated Areas of Dallas County, Texas which do not lie within the Extra Territorial Jurisdiction of a respective City or Town.
3. All departments and agencies of the County stand ready to assist individuals, builders, and developers in achieving overall performance standards as outlined in the following sections, but compliance with such requirements as contained herein and all associated costs are the sole responsibility of the Developer.
4. In specific cases where literal interpretation of any section would cause an undue hardship, variances from the Commissioners Court may be sought, provided that no statutory requirement or limitation may be waived and overall performance standards are met. It should not be inferred, however, that specific requirements may be ignored. Enforcement authority and penalties for violations (both civil and criminal) as permitted or required by statute will be enforced by the Commissioners Court to gain total compliance.
5. All questions regarding the interpretation of the language in any section shall be submitted in writing for determination to:

Dallas County Public Works Department
411 Elm Street, Fourth Floor
Dallas, Texas, 75202
Attention: Director

All determinations shall be final.

6. The listed attachments to these Regulations may be modified or replaced administratively without the need of formal amendment by the Commissioners Court.
7. Because not all development or land uses are subject to these Regulations, areas of application will be addressed in each section. Parties interested in utilizing property within the County's Unincorporated Areas should first consult these Regulations before undertaking an activity to see if it requires prior approval. In the event that a party is unsure of the application of these Regulations, it is recommended that they contact the

Department for guidance. Notwithstanding any provision contained herein to the contrary or guidance from the Department, it is the responsibility of each individual landowner or developer to determine the requirement for and to obtain necessary County approval for development and uses covered by these Regulations. Failure to do so may result in civil or criminal legal proceedings, or both, that could result in damages, fines, incarceration, injunctive action or court orders requiring corrective action.

8. These Regulations do not supersede any contradictory State or Federal laws or regulations nor does compliance with them absolve any party or developer of complying with any other applicable laws or regulations.
9. In the event that a new subdivision incorporates in part or whole an existing subdivision, all changes required by the new subdivision are considered revisions of existing subdivisions and must comply with all requirements of Local Government Code §232.009, Revision of Plats.
10. Exceptions to these Regulations are as noted in Local Government Code §232.0015, Exceptions to Plat Requirement. Only in the specific circumstances provided by law are the requirements of these Regulations for approval of a plat inapplicable. A landowner or developer may still be required to comply with various other health and safety statutes, rules, codes or regulations.

SECTION B. DEFINITIONS

1. **ALLEY** - A minor Right-Of-Way which affords only secondary means of vehicular access to the back side of properties otherwise abutting a street, which may be used for public utility purposes.
2. **APPRAISAL DISTRICT** – Dallas Central Appraisal District (DCAD).
3. **BASE FLOOD / BASE FLOOD ELEVATION (BFE)** - An area subject to inundation by flood, having a one percent probability of occurrence in any given year, based on existing conditions of development within the watershed area, as determined by the Flood Insurance Study (FIS) for Dallas County, Texas provided by the Federal Emergency Management Agency (FEMA); also, a flood survey of the property by a registered professional land surveyor (R.P.L.S.), or a floodway study done for the County.
4. **BUILDING LINE OR SETBACK LINE** - A line established, in general, parallel to the front street line. No building or structure may be permitted in the area between the building line and the County Road Right-Of-Way (R.O.W.).
5. **BUSINESS DAY** - A day other than a Saturday, Sunday, or holiday recognized by the State of Texas or County of Dallas.
6. **COMMISSIONERS COURT** - The Dallas County Commissioners Court.
7. **CUL-DE-SAC** - A County Road having one outlet to another road with a vehicular turnaround at the opposite end from the roadway intersection.
8. **DCHHSD** – The Dallas County Health and Human Services Department.
9. **DEPARTMENT** – Department of Public Works for Dallas County.
10. **DEVELOPER** – Person, persons, corporations, organizations, government or governmental subdivision or agency, estates, trust, partnerships, associates, incorporations or other entities or the agents, servants or representatives of such entities which undertake the activities covered by these regulations.
11. **DEVELOPMENT** – Any man-made change in improved and unimproved real estate, including, but no limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling, operations or storage of equipment, Persons, corporations, organizations, government or governmental subdivision or agency, estates, trust, partnerships, associates, incorporations or other entities, which undertake the activities covered by these regulations.
12. **DIRECTOR** - The Director of Department of Public Works for Dallas County, or the Director's designated agent, representative or delegate.

13. **DIRECTIONAL PREFIX** - An indicator of direction in which a roadway passes from an established base line. In the street name "North Franklin Road," north is the directional prefix.
14. **DIRECTIONAL SUFFIX** - An indicator of address location, by indicating the side of the street the address is located. In the address "137 Franklin Road N," N is the directional suffix.
15. **DRILL SITE** - Drill site means the premises used during the drilling or re-working of a well or wells located there and subsequent life of a well or wells or any associated operation.
16. **EASEMENT** - A right given by the owner of a parcel of land to another person, public agency or private corporation for specific and limited use of that parcel.
17. **ENGINEER** - Any person registered and currently licensed to practice engineering (P.E.) by the State of Texas Board of Professional Engineers (TBPE).
18. **ENGINEERING PLANS** - The drawings and specifications prepared by a Texas P.E. submitted to the County and required for Plans Approval and Released For Construction.
19. **EXPRESSWAY / TOLLWAY** - High speed roadway with four lanes or more of traffic divided by a median or grassed area. This section is intended primarily for use to receive traffic from Major Thoroughfares and secondary roads / Principal Arterials, and normally would carry high to very high volumes of traffic.
20. **EXTRA TERRITORIAL JURISDICTION AUTHORITY (E.T.J.)** - The Unincorporated Area, not a part of any city, which is contiguous to the corporate limits of any city. The extra-territorial jurisdiction of the various population classes of cities (as defined in Chapter 42 of the Texas Local Government Code) shall be as follows:
 - a. The extra-territorial jurisdiction of any city having a population of less than five thousand (5,000) inhabitants shall consist of all the contiguous Unincorporated Area, not a part of any other city, within one-half (1/2) mile of the corporate limits of such city.
 - b. The extra-territorial jurisdiction of any city having a population of five thousand (5,000) or more inhabitants, but less than twenty-five thousand (25,000) inhabitants shall consist of all the contiguous Unincorporated Area, not a part of any other city, within one (1) mile of the corporate limits of such city.
 - c. The extra-territorial jurisdiction of any city having a population of twenty-five thousand (25,000) or more inhabitants, but less than fifty thousand (50,000) inhabitants, shall consist of all the contiguous Unincorporated Area, not a part of any other city within two (2) miles of the corporate limits of such city.

- d. The extra-territorial jurisdiction of any city having a population of fifty thousand (50,000) or more inhabitants, but less than one hundred thousand (100,000) inhabitants shall consist of all the contiguous Unincorporated Area, not a part of any other city, within three and one-half (3 1/2) miles of the corporate limits of such city.
 - e. The extra-territorial jurisdiction of any city having a population of one hundred thousand (100,000) or more inhabitants shall consist of all the contiguous Unincorporated Area, not a part of any other city, within five (5) miles of the corporate limits of such city.
21. **FEMA** - Federal Emergency Management Agency.
 22. **FUNCTIONAL CLASSIFICATION** - Categorizing roadways by describing them in terms of accomplishing the competing aims of access and movement. Local roadways solely provide access to residential lots. Collectors collect traffic from neighborhoods and lead vehicles out to major and / or minor arteries which surround those areas. Arteries then carry traffic to freeways and/or expressways, which primarily provide movement to locations in the larger region.
 23. **GAS WELL** – Gas Well means any well drilled, to be drilled, or used for the intended or actual production of natural gas.
 24. **LABEL** - The portion of a street name that attaches a creative identity to a roadway. In the street name "Franklin Road," Franklin is the label.
 25. **LOT** - An undivided tract or parcel of land having frontage on a road, which parcel of land is designated as a separate and distinct tract. All lots, so far as practical, shall have their side lines at right angles to the road on which they face, or radial to curved road lines.
 26. **MAJOR ROADWAY** - Those roadways on the County's Thoroughfare Plan.
 27. **MAJOR THOROUGHFARE** – Roadway with four lanes of traffic undivided, or divided by a median. This roadway is intended primarily for use to receive traffic from secondary roads / Principal Arterials and Minor Arterials, and normally would carry high volumes of traffic per the most recently adopted edition of the County Thoroughfare Plan, or as designated under the most recent edition of the Regional Thoroughfare Plan as adopted by the North Central Texas Council Of Governments.
 28. **MANUFACTURED HOME RENTAL COMMUNITY** - A plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences.
 29. **MINOR ROADWAY** - Those roadways not on the County's Thoroughfare Plan.

30. **MINOR ARTERIAL** - A two-lane undivided County Road Rural Section with drainage ditches. This section is intended primarily for use as a residential road, and would normally carry low volumes of traffic per the most recently adopted edition of the County Thoroughfare Plan, or as designated under the most recent edition of the Regional Thoroughfare Plan as adopted by the North Central Texas Council Of Governments.
31. **NAME** - The street label, plus the street type. (It does not include the prefix or suffix.)
32. **OSSF** - On Site Sewerage Facility.
33. **PLAT** - A map depicting the division or subdivision of lands into lots, blocks, parcels, tracts, or other portions. A Re-Plat or re-subdivision will be considered a Plat.
34. **PRELIMINARY PLAT** - One or more drawings showing the physical conditions of a tract of land and the surrounding area intended to be subdivided. This Plat shall show the developer's intended development program in order to assure that all regulations are complied with.
35. **FINAL PLAT** - A map or drawing and any accompanying material of a proposed land subdivision prepared in a form suitable for filing in the County Recording Department and prepared as described in these regulations.
36. **PRINCIPAL ARTERIAL** - A roadway with four lanes of traffic undivided, or divided by a median. This section is intended primarily for use as a secondary road for use to get from a residential roadway to a Major Thoroughfare, and normally will carry moderate to high volumes of traffic per the most recently adopted edition of the County Thoroughfare Plan, or as designated under the most recent edition of the Regional Thoroughfare Plan as adopted by the North Central Texas Council Of Governments.
37. **REGULATIONS** -- These Subdivision Regulations.
38. **ROADWAY** - Any official vehicular course for travel, regardless of length or service characteristics; a generic term for any street, boulevard, loop, etc..
39. **SHALL** - Is mandatory and not discretionary.
40. **SWP3, or SW3P** -- Storm Water Pollution Prevention Plan.
41. **SUBDIVISION** -
 - a. Any tract of land divided into two or more contiguous lots for the purpose of laying out lots, streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.

- b. A subdivision which has been Platted or recorded with the County Clerk of County, or which is required by Statute to be recorded.
- 42. **SURVEYOR** - Any person licensed (R.P.L.S.) to practice surveying by the State of Texas Board of Professional Land Surveying (TBPLS).
- 43. **TCEQ** - Texas Commission on Environmental Quality.
- 44. **TxDOT** - Texas Department of Transportation.
- 45. **TYPE** - The portion of a street name indicating the kind of roadway being referred to. In the street name "Franklin Road," the term "road" is the type.
- 46. **UNINCORPORATED AREA** - A portion of the County located outside of the limits of any municipality.

SECTION C. ENFORCEMENT

1. The Commissioners Court shall have the authority to refuse to approve and authorize any map or Plat of any such subdivision, unless such map or Plat meets the requirements as set forth in these Land Development Rules and Regulations; and there is submitted at the time of approval of such map or Plat such financial security as may be required by these rules.
2. At the request of the Commissioners Court the District Attorney or other prosecuting attorney representing the County may file an action in a court of competent jurisdiction to:
 - a. enjoin the violation or threatened violation of a requirement established by or adopted by the Commissioners Court under Chapter 232 of the V.T.C.A., Local Government Code; or
 - b. recover damages in an amount adequate for the County to undertake any construction or other activity necessary to bring about compliance with a requirement established by the Commissioners Court under Chapter 232 of the V.T.C.A., Local Government Code.
3. A person commits an offense if the person knowingly or intentionally violates a requirement established by or adopted by the Commissioners Court under Chapter 232 of the V.T.C.A., Local Government Code. An offense under this subsection is a Class B Misdemeanor.
4. A requirement that was established by or adopted under Chapter 436, Acts of the 55th Legislature, Regular Session, 1957, as amended (Article 6626a, Vernon's Texas Civil Statutes); or Chapter 151, Acts of the 52nd Legislature, Regular Session, 1951 (Article 2372k, Vernon's Texas Civil Statutes), before September 1, 1983, and that after that date, continues to apply for subdivision of land is enforceable under Subsection (B). A knowing or intentional violation of the requirement is an offense under subsection C of this section.

SECTION D. PLATTING PROCEDURE

1. **COMMISSIONERS COURT DESIGNEE**

The Director of Public Works is hereby designated as the Designee of the Commissioners Court for all purposes, except final approval of a plat, which is the sole providence of the Commissioners Court.

2. **PLATTING FEE SCHEDULE**

- a. The Commissioners Court shall impose the Fee Schedule noted below to cover the cost of the County's review of a subdivision Final Plat, Replatting, Engineering Plan Review, Request for Variance, and inspection of Road and Drainage Improvements as described by the Plat and Plans.
- b. The Platting and Replatting Fees shall vary based on the number of proposed lots in the subdivision.
- c. The owner / developer of the tract of land to be considered for development shall pay said Fees upon submittal to the County before the County conducts any review.
- d. The fee is subject to refund under Local Government Code §232.0025.

Platting Fees	\$150.00 plus \$25.00 per lot.
Engineering Plan Review Fee	Two percent (2%) of the cost of street and drainage improvements.
Plat Review Fee	\$150.00 for the 3 rd and each subsequent review.
Replatting Fees	\$250.00 plus \$25.00 per lot.
Request for Variance	\$300.00 (Non-refundable).
Road and Drainage Inspection Fee	Three percent (3%) of the cost of street and drainage improvements.

3. **FINAL PLAT FILING FEES**

Filing Fees for Final Plats at the Recording Department are per the following County Clerk's Office Fee Schedule (Effective December 1, 2005):

Maps Recording Department tel. 214-653-7275
(Revised September 2005).

24" X 30" is \$23.00 Multiple pages add \$22.00 / page after 1st.

24" X 36" is \$33.00 Multiple pages add \$22.00 / page after 1st.

Requirements: Two black lines are required. One must have all original signatures for recording. The second copy will be forwarded to the Appraisal District. All duplicate copies will be clocked in at the time received only.

All signatures must be acknowledged.

All checks shall be made payable to: Dallas County Clerk

Mailing Address: Dallas County Clerk's Office
509 Main Street, Suite 200
Dallas, Texas 75202-3551

4. DELIVERY

All submissions, including Subdivision Preliminary and Final Plats associated with these Regulations, correspondence, notices or other items regarding the platting of subdivisions shall be submitted in writing addressed to:

Dallas County Public Works Department
411 Elm Street, 4th Floor
Dallas Texas, 75202
Attention: Director

5. PLAT RECORDATION / REVOCATION

- a. It shall be the sole responsibility of the Owner to determine and comply with all requirements for Final Plat recordation with the County Clerk's Office. All Final Plats must include lot and block monumentation to be set by a Texas R.P.L.S..
- b. In the event that any Subdivision approved by the Commissioners Court has not been subdivided or the roads or drainage constructed within five (5) years of the date of recordation of the Final Plat in the County Deed / Plat Records, such approval of the subdivision shall expire, be revoked, canceled and of no further force or effect per the requirements of Local Government Code §245.005.

6. PRELIMINARY PLATS

- a. The submission of Preliminary Plats is necessary to:
 - (1) eliminate the duplication of subdivision names and street names.
 - (2) assure proper alignments of streets and drainage facilities.
 - (3) assure that the provisions of the County's Floodplain Management Regulations will be complied with, and that no lot will have a drainage problem.
 - (4) assure that the provisions of the County's OSSF Regulations will be complied with.
 - (5) assure all necessary permits or plan approvals have or shall be applied for.
- b. Five (5) blue-line copies of the Preliminary Plats shall be submitted.
- c. Preliminary Plats shall be approved by the Commissioners Court before a Final Plat can be submitted for approval.
- d. Preliminary Plats shall be drawn on a 22" x 34" sheet at a scale of 1" = 200', or upon prior approval of the Director.
- e. Preliminary Plats shall show, or be accompanied by the following information:
 - (1) the name, address, and telephone number of the developer. A developer that is a corporation, partnership or any other entity shall include the name, address, and the nature and extent of interest or ownership held by each listed person or entity.
 - (2) the name, address, telephone number, and registration numbers of the Texas R.P.L.S., and Texas P.E., per the current requirements of the TBPLS, and the TBPE, respectively.
 - (3) the proposed name of the subdivision, and the names, locations, lengths, width, and dimensions of all proposed and existing streets within the property including locations of all proposed Stop Signs.
 - (4) the location of the existing boundary lines in sufficient detail to accurately locate the property.
 - (5) the description, location, width, and dimensions of proposed and existing utility and pipeline easements within and adjacent to the property.
 - (6) the name, location and dimensions of all adjacent subdivisions and streets.

Where there are no adjacent subdivisions, the Preliminary Plat shall show:

- (a) the name of all adjacent property owners with the volume and page of recordation.
 - (b) the location and distance to the nearest subdivisions, and how the streets in the proposed subdivision may connect with those in the nearest subdivisions or other roads in the area.
- (7) existing and proposed contour lines at the following intervals:
 - (a) when the land has less than a five percent (5%) slope, the contour interval shall not be greater than two feet (2').
 - (b) when the land has more than a five percent (5%) slope, the contour interval shall not be greater than five feet (5').
 - (8) the exact location, dimensions, description and flowline of all existing and proposed drainage structures.
 - (9) location of the BFE and all lots, or any part of a lot, that lies within BFE.
 - (10) the existing drainage areas upstream of the proposed subdivision, along with the drainage calculations of the amount of water coming into, across, and leaving the subdivision in sufficient detail to show any changes in the BFE across the proposed subdivision, and on the property both upstream and downstream from the proposed subdivision.
 - (11) the location of an existing gas well and/or the location of reservation of property for future drill site.
 - (12) the date the Preliminary Plat was prepared.
 - (13) a north arrow and the graphic scale of the Preliminary Plat.
 - (14) a location or vicinity map showing the location of the proposed subdivision within the county and to the nearest Incorporated Areas with a north arrow and graphic scale of the vicinity map.
 - (15) preliminary water and wastewater plans if applicable.
 - (16) execution of a Waiver of Takings Impact Assessment (TIA).
- f. All information listed in item "e" above is considered to be the minimum amount needed to assure compliance with these Regulations. Any deviations from item

"e" shall require the written approval of the Director prior to submittal of the Preliminary Plat.

- g. If the proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, then a tentative master plan of the entire subdivision shall be submitted with the Preliminary Plat of the portion first to be subdivided.
- h. The Department shall review the Preliminary Plat and send written comments to the developer stating the conditions of approval, if any.
- i. Approval of the Preliminary Plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the Final Plat for record. The approval will expire after one (1) year unless one (1) or more phases have completed a Final Plat.

7. FINAL PLATS

- a. The submission of Final Plats is necessary to:
 - (1) assure proper identification and location of all streets, lots and easements.
 - (2) assure that the streets will be properly constructed and maintained.
 - (3) assure that the sewer systems have been approved by the DCHHSD.
 - (4) assure that all proper dedications have been made for streets, easements and public spaces.
 - (5) assure that all necessary permits have been obtained or applied for. A Final Plat is required unless the proposed development meets the requirements for exceptions detailed in Local Government Code §232.0015, Exceptions to Plat Requirement.
- b. The developer shall submit to the Director the original and seven (7) blackline copies of the Final Plat executed by the developer and the Texas R.P.L.S. for Commissioners Court approval.
- c. Final Plats shall be drawn on a 22" x 34" mylar sheet at a scale of 1" = 200', or upon prior approval of the Director.
- d. The following statement shall be required on the Final Plat:

Note: Drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions for operation/maintenance of drainage facility.

- e. In addition to the requirements for Preliminary Plats, Final Plats shall show or be accompanied by the following information:
- (1) The name of the subdivision, the names of the streets, the date that the Plat was prepared, a north arrow and a graphic scale.
 - (2) sufficient data to reproduce, on the ground, the bearing, length, and width of all streets, blocks, lots and easements including locations of all proposed Stop Signs. Curves on streets, blocks and easements shall include the radius, length and central angle of the curve. Curves on lots shall show the radius and length of the curve.
 - (3) the accurate location of adjacent subdivision streets, blocks, lots and easements, or the property owner if the adjacent land is undeveloped.
 - (4) the number of all lots and blocks arranged in a systematic order, and clearly shown on the Plat in distinct and legible figures.
 - (5) the BFE as identified on the most current County Flood Insurance Rate Map (FIRM) published by the FEMA.

Subdivisions that are located in a flood zone as shown on the current FIRM for County will have the following requirements:

- (a) Permanent type benchmarks shall be set in appropriate locations with the description and elevation shown on the Plat. The elevation of the benchmark shall be tied to a benchmark shown on the FIRM panel.
- (b) All subdivision proposals shall be consistent with the County's Floodplain Management Regulations and Development Permit requirements.
- (c) Contours at one-foot (1') intervals shall be shown on the Plat.
- (d) The finished floor elevation must be shown for each lot located in or partially in the floodplain.

The following note shall appear on the Final Plat:

Floodplain / Drainage Way Maintenance and Easements: The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and / or operation of said drainage ways and

easements. The home owners shall keep the adjacent drainage ways and easements traversing their property clean and free of debris, silt or other substances which would result in unsanitary conditions, and the County shall have the right of entry for the purposes of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and / or bank erosion that cannot be defined. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain / drainage easement line as shown on the Plat.

- (6) a legal description of the property, and locate the same with respect to an original corner of the original survey of which it is a part, and the number of acres being subdivided; describe the basis for bearings and identify a minimum of two (2) control monuments tied to the Texas State Plane Coordinate System.

All blocks, corners, and angles shall be marked in accordance with minimum standards set forth by the TBPLS. All corners shall be marked with caps stamped with the Texas R.P.L.S. and / or company name per current requirements of the TBPLS.

- (7) the location of an existing gas well and / or the location of reservation of property for future drill site.
- (8) a dedication, by the developer, of all streets, roadways, alleys, utility easements, parks and other land intended for public use, and the developer's certification that all parties with any interest in the title to the subject property have joined in such dedication, duly executed, acknowledged and sworn to by said developer before a Notary Public.
- (9) the following statement shall appear on any Plat containing private streets, drives, emergency access easements, recreation areas and open spaces:

Note: The County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

- (10) the name, address, telephone number, and registration number of the Texas R.P.L.S. per the current requirements of the TBPLS.

(11) the seal and dated signature of the Texas R.P.L.S. responsible for surveying the subdivision and preparation of the Final Plat.

(12) a space for the approval of the Commissioners Court as follows:

“As Approved by Court Order No. _____ dated _____ by the Commissioners Court”.

(13) a signatory line for the County Judge.

(14) a signatory line for the Director.

(15) a space for the certification of the DCHHSD as follows:

DALLAS COUNTY HEALTH AND HUMAN SERVICES
DEPARTMENT'S CERTIFICATION:

I hereby certify that the water and on-site wastewater facilities described on this Final Plat conform to applicable health laws of the State of Texas. This Final Plat meets current Dallas County requirements related to water supply, septic systems, lot sizes, and site evaluation. This does not constitute license, permit, or approval of any specific individual private water facility or private On Site Sewerage Facility (OSSF) system design or installation.

Director of Dallas County Health and Human Services Department

(16) Add the following:

Note:

(a). All Utility Easements shall be privately owned and maintained - County shall not own nor maintain these Utility Easements.

(b). Tree planting and other landscape features should be located entirely on private property or on a parallel landscape easement due to the lack of space on the R.O.W. for such treatment.

f. All information listed in item "e" above is considered to be the minimum amount needed to assure compliance with these Regulations. Any deviations shall have the written approval of the Director prior to submittal of the Final Plat.

g. The Director shall review the Final Plat for its conformance, and place the subdivision on the Commissioners Court Agenda and recommend either approval or denial.

- h. The Final Plat shall be accompanied by:
 - (1) a Surety Bond for construction of the streets.
 - (2) a Certified Tax Certificate from the County Tax Assessor / Collector indicating that all taxes are paid and not delinquent.
 - (3) five (5) sets of Engineering / Construction plans for review and approval; said plans shall not be Approved and Released For Construction until the Commissioners Court has approved the Final Plat.
- i. After the Final Plat has been approved and signed by the Commissioners Court, the Plat shall be returned to the developer for recording with the County Clerk's Office. The Final Plat must be recorded within six months of approval by the Commissioners Court.
- j. The Final Plat shall contain the following statement under the County's signature block: Construction not complete within two years of the recording date shall be subject to current County Subdivision Standards and Regulations.
- k. Commissioners Court may refuse to approve a Final Plat if it does not meet the requirements prescribed by these rules or if any bond required under these rules is not filed with the County.

8. ENGINEERING / CONSTRUCTION PLANS

All Engineering / Construction plans, drawings, and calculations shall be stamped with a dated signature by a Texas P.E..

- a. Five (5) sets of all Engineering / Construction plans shall be submitted by the developer and engineer to the Director for review and approval. The Engineering / Construction plans shall consist of:
 - (1) street plans.
 - (2) horizontal control plans.
 - (3) drainage plans, including outfall channels, storm sewers and inlets design.
 - (4) plans for water main system, including details, if any.
 - (5) plans for sewage treatment and wastewater main systems, including details, if applicable.
 - (6) plans for adjustment of utility lines and pipelines.

- (7) location and description of all easements.
 - (8) Traffic Control Plan.
 - (9) Erosion Control Plan.
 - (10) SWP3.
- b. Roadway Engineering / Construction plans shall show:
- (1) the plan of the street, in no larger than a 1" = 50' scale, showing the location of the proposed pavement, ditches and drainage structures within the street R.O.W..
 - (2) the profile of the street is no larger than a 1" = 50' scale horizontal and a 1" = 5' scale vertical (typically a 10:1 ratio for horizontal:vertical).
 - (3) the street grades and elevations.
 - (4) vertical and horizontal curve information.
 - (5) the ditch grades, design flow of water, design depth of water and design velocity of water.
 - (6) typical street sections.
- c. Drainage Engineering / Construction plans shall show:
- (1) the plan of the drainage ditches in no larger than a 1" = 50' scale.
 - (2) the profile of the drainage ditches in no larger than a 1" = 50' scale horizontal and a 1" = 5' scale vertical (typically a 10:1 ratio for horizontal:vertical).
 - (3) the ditch grades, design flow of water, design depth of water and design velocity of water.
 - (4) a plan and profile of all culverts under any street with the design flow of water, headwater and tailwater depths and the tailwater velocity.
 - (5) the size of all driveway culverts to carry the design flow of water at each lot in the subdivision when the culvert is installed at the designed ditch grade.
 - (6) typical ditch sections.

- (7) drainage design criteria taken from the latest edition of the City of Dallas Public Works Department's "Drainage Design Manual".
- d. Water main system Engineering / Construction plans shall:
- (1) indicate the location and size of all proposed water lines, services and meters including sizes, etc., in relation to the R.O.W. or easements in which the lines are to be located.
 - (2) indicate the location of all appurtenances proposed to be installed.
 - (3) indicate the minimum depth to which the water lines are to be installed.
 - (4) meet the requirements of the local potable water supply authority.
- e. Wastewater main system Engineering / Construction plans shall:
- (1) indicate the plan of the wastewater line in no larger than a 1" = 50' scale, showing the location and size of all proposed sewer lines in relation to the R.O.W. or easements in which the lines are to be located.
 - (2) indicate the profile of the sewer line in no larger than a 1" = 50' scale horizontal, and a 1" = 5' scale vertical (typically a 10:1 ratio for horizontal:vertical).
 - (3) indicate the location of all appurtenances proposed to be installed.
 - (4) indicate the sewer line grades and elevations at all junction points.
 - (5) meet the requirements of the local wastewater collection authority.
- f. All Engineering / Construction plans shall be submitted with the Final Plat.
- g. The Department will review the Engineering / Construction plans for their conformance, and respond in writing a letter to the developer and engineer stating:
- (1) the changes required for the Engineering / Construction plans to be "Approved and Released For Construction", or
 - (2) no changes are required and neither a Preliminary Plat nor a Final Plat are required, therefore the Engineering / Construction plans shall be "Approved and Released For Construction" thereafter.

If any changes are required, the developer and engineer shall have the necessary changes made and five (5) copies of the revised Engineering / Construction plans

to the Department. If all necessary changes have been made, the Department shall not stamp said plans "Approved and Released For Construction" until the Commissioners Court has approved the Final Plat.

9. **DEVELOPMENT PERMIT**

A Development Permit for a tract(s) of land shall be required per the County's Floodplain Management Regulations. If a Final Plat is required by these Subdivision Regulations, said tract(s) of land shall not be granted a Development Permit until the Commissioners Court has approved the respective Final Plat.

10. **VARIANCE PROCEDURE**

- a. A person or persons desiring to obtain a Variance from any requirement of these Regulations or applicable statute must submit a detailed Request for Variance at the time the Final Plat or Replat application is submitted to the County.
- b. The request must cite the specific Regulation provision and/or statute from which the Variance is sought, and must include detailed reasons for the Variance.
- c. The Commissioners Court shall hear and render judgment on Requests for Variances from the requirements of these Regulations.
- d. Any person or persons aggrieved by the decision of the Commissioners Court may appeal such decision to a district court of competent jurisdiction. The appeal under this section must be filed within ten (10) business days from the date of the Commissioners Court order in which the decision is rendered.
- e. Prerequisites for granting Variances:
 - (1) Variances shall only be issued upon a determination that the Variance is the minimum necessary to afford relief.
 - (2) Variances shall only be issued upon:
 - (a) showing a good and sufficient cause;
 - (b) a determination that failure to grant the Variance would result in exceptional hardship to the applicant; and
 - (c) a determination that the granting of a Variance will not result in additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

SECTION E. WATER AND SEPTIC SYSTEM / OSSF REQUIREMENTS

1. The owner(s) must submit a plan for providing utility service within the proposed subdivision. The proposed water supply should be clearly indicated, i.e., municipal water, rural water supply corporation, privately owned water system, individual wells, etc., including location of fire hydrants, if any.
2. The plan for sewage disposal should be clearly indicated, i.e., municipal sewer service, privately owned / organized sewage disposal system, private sewage facilities, etc.. If it is the Owner's intent that each lot purchaser shall provide private sewage facilities, those facilities must meet the requirements of the DCHHSD / Environmental Health Division.
3. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar uses and utilizing OSSF's for sewage disposal must submit planning materials for these developments to the permitting authority. The planning materials must include an overall site plan, detailing the types of OSSF's to be considered and their compatibility with area-wide drainage and groundwater. A comprehensive drainage and BFE / 100-year floodplain impact plan must also be included in these planning materials for review and approval. Planning materials shall also address potential replacement areas.

SECTION F. SUBDIVISION REQUIREMENTS

1. COUNTY ROADWAYS

- a. County Roadways, unless specified elsewhere within these Regulations, shall meet the R.O.W. width requirements of the most recently adopted edition of the County Thoroughfare Plan and the most recent edition of the Regional Thoroughfare Plan (R.T.P.) as adopted by the North Central Texas Council Of Governments (NCTCOG).

- (1) County Minor Arterials are described as follows:

(a) Rural County Road shall have a minimum R.O.W. width of sixty feet (60'), provide unhampered circulation throughout the subdivision, and its usage is primarily light-duty vehicles. This section shall consist of 2 - 12 foot vehicular driving lanes, with a 2 foot shoulder and 16 foot drainage ditch with 4:1 side slopes on each side of the roadway. A Rural County Road - Typical Section drawing is attached in the Appendix. If the developer elects to use an alternative pavement section, said section shall meet the requirements of the Director.

(b) Rural Thoroughfare County Road shall have a minimum R.O.W. width of seventy feet (70') and its usage is primarily medium to heavy-duty vehicles. This section shall consist of 2 - 12 foot vehicular driving lanes, with a 6 foot shoulder and 17 foot drainage ditch with 4:1 side slopes on each side of the roadway. The attached Rural Thoroughfare County Road - Typical Section drawing indicates the increased widths for the shoulder and ditch that are required. This section, if allowed, shall meet the requirements of the Director.

- (2) The County Thoroughfare Plan further defines Principal Arterials and Major Thoroughfares as Type A through Type F as follows:

<u>Type</u>	<u>Description</u>
-------------	--------------------

A	Minimum 110' R.O.W. / Maximum 120' R.O.W., divided roadway with six-lanes of traffic, each being 12' wide.
---	--

B	Minimum 100' R.O.W., divided roadway with six-lanes of traffic, each being 11' wide.
---	--

C	Minimum 90' / Maximum 100' R.O.W., divided roadway with four-lanes of traffic, each being 12' wide.
---	---

Type Description

D Minimum 65' / Maximum 80' R.O.W., undivided roadway with four-lanes of traffic, each being 11' or 12' wide.

E Expressway Standard:

(1) Minimum 200' / Maximum 250' R.O.W., divided freeway with six-lanes of traffic, each being 12' wide, and service roads with two-lanes of traffic, each being 12' or 15' wide.

(2) Minimum 140' / Maximum 160' R.O.W., divided freeway with six-lanes of traffic, each being 12' wide.

F Recreational Standard with a Variable R.O.W. being a divided freeway with four-lanes of traffic, each being 12' or 15' wide.

(3) The NCTCOG Regional Thoroughfare Plan (RTP) classifies roadways in three (3) categories:

(a) Other Arterials (including Minor)

(b) Regional Arterials

(c) Freeways / Tollways

R.O.W. and pavement section widths, and the number of lanes are not noted. Typically, these are 4 lane undivided and greater roadways except for the Minor Arterial which is equivalent to the Rural Sections - County Road (2 lane roadway).

b. Pavement sections for the respective roadways, arterials, thoroughfares, etc., as described in No. 1 County Roadways, a., shall meet the requirements of the Director.

c. All roads or streets more than one hundred feet and fifty (150') in length shall either be connected at both ends to a dedicated road or street, or be provided with a turnaround having a minimum outside radius of fifty feet (50').

d. All roads or streets shall have a minimum grade of four-tenths percent (0.4%). Grades of more than ten percent (10%) shall only be allowed upon approval of the Director.

e. Design requirements shall meet the latest edition of "A Policy on Geometric Design of Highways and Streets" as adopted by the American Association of State Highways and Transportation Officials.

- f. A proposed subdivision that adjoins or encompasses an existing public street and does not conform to the minimum Right-Of-Way requirements of these Regulations shall provide for the dedication of additional R.O.W. along either or both sides of said street so that the minimum R.O.W. required by these Regulations can be established. If the proposed subdivision abuts only one side of said street, then a minimum of one-half of the required R.O.W. shall be dedicated by said proposed subdivision. The difference between the roadway's existing R.O.W. and proposed R.O.W. widths (as determined from No. 1) divided by two shall yield the average R.O.W. dedication width required.
- g. Where any portion of a road or street has been dedicated in an adjoining existing subdivision, adjacent to and along the common property line of the two subdivisions, enough width of R.O.W. shall be dedicated in the new subdivision to provide the minimum width specified herein.
- h. Roads or streets which are a continuation of any existing road or street shall take the name of the existing road or street.
- i. All roads or streets preferably shall intersect at a ninety-degree angle. Where this is not possible, the intersection, on the side of the acute angle at the R.O.W. line, shall be rounded with a curve or a cutback, but in no case, shall the curve have less than a twenty-five foot (25') radius.
- j. New roads or streets, which are a continuation of an existing road or street, shall be a continuation, without offset, of the existing road or street.
- k. Where roads or streets in an adjoining subdivision end at the property line of the new subdivision, the said roads or streets shall be continued throughout the new subdivision.
- l. Where there are no adjacent connections platted, the roads in the new subdivision shall be a reasonable projection of the roads or streets in the nearest subdivisions.
- m. All principal arterials in the new subdivision shall be Platted so that a continuation of the arterials can be made in future subdivisions.
- n. New street entrances on roads designated or classified as principal arterials or major thoroughfares shall not be less than 1,500 feet apart, and new street entrances on roads designated or classified as minor arterials, shall not be less than 500 feet apart, unless an exception is granted by the Director to enhance the safety and operation of the arterial.
- o. No decorative squares, trees, "islands", ornamental entrances or any other obstruction to traffic shall be constructed or preserved within the right-of-way of a road dedicated to the public without the written permission of the Director. If landscaping and/or irrigation is proposed within the R.O.W., the owner shall

create a body (municipal utility district, home owners association, neighborhood association, etc.), that will be responsible for the maintenance and liability of the landscaping and/or irrigation system. This body shall have assessment authority to insure the proper funding for maintenance.

- p. Contractor's Storage of Materials on Private Property (Off Site) shall require a written permission of the property owner; the Contractor shall restore the private property to original or better condition; two (2) copies of each written permission shall also be submitted directly to the Director.

2. DEDICATION OF R.O.W.

Right-Of-Way (R.O.W.) Dedications shall be free / clear of any liens and / or ownership.

3. PRIVATE ROADS

- a. Private roads in a subdivision are not acceptable without prior approval of the Commissioners Court per Section D. Platting Procedure, 10. Variance Procedure, of these Regulations.
- b. Private streets, roads, emergency access easements, etc. shall be termed as a vehicular access way under private ownership and maintenance.
- c. Private roads shall meet the same design criteria and construction standards and specifications as public roads and streets.
- d. The following statement shall appear on any Final Plat containing private roads, streets, drives, emergency access easements, recreation areas and open spaces:

Note: The County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and save harmless County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

4. DRAINAGE AND UTILITY EASEMENTS

- a. Utility easements shall be a minimum of fifteen feet (15') in width, and normally located along a property or lot line. It shall be the duty of the developer, engineer,

and surveyor to insure that all easements are of the proper width and location to serve the respective utility companies.

- b. Utility lines crossing a road shall be installed a minimum of 24" below the ditch line or a minimum of 36" below the crown line of the road, whichever is greater. All lines carrying liquid products must be encased in metal or PVC schedule 40 from the centerline of the roadway to beyond the drainage ditch lines.
- c. If new roads are constructed over existing petroleum pipe line crossings, the pipe lines must meet the following requirements: Encased pipe shall be at least 3 feet below the deepest proposed ditch grade. Non-cased pipe (of extra wall thickness meeting Federal Regulations) shall be at least 4 feet below the deepest proposed ditch.
- d. Drainage easements shall generally be located along the existing drainage way, and shall meet the following standards:
 - (1) Open channels with top widths from 0' to 50' and side slopes greater than 4:1 require top width plus 15' on each side of the channel for linear access.
 - (2) Open channels with top widths greater than 50' and side slopes greater than 4:1 require top width plus 25' on each side of the channel for linear access.
 - (3) Enclosed pipes require 20' minimum width.
- e. All easements shall be so designed to allow maintenance equipment to enter the easement, and be able to perform the necessary work.

5. LOT FRONTAGE, LOT SIZE, AND BUILDING SETBACKS

- a. LOT FRONTAGE - The minimum lot frontage shall be 90' in width along a County Road unless more frontage is required by state or federal regulations.
- b. LOT SIZE
 - (1) In a subdivision where residences, buildings, facilities, etc., are to be served by an OSSF, the size of lots shall meet the provisions of the County's OSSF Regulations.
 - (2) Side lot lines should normally be at ninety-degree to the County Road or street.

- (3) All straight lines shall clearly show the length of the line, and the Plat shall show enough information to readily determine the bearing of all lot lines.
 - (4) All curved lot lines shall clearly show the length of the arc and radius of the curve, or show enough information on the Plat to readily determine the radius of the curve.
- c. **BUILDING SETBACKS** - Building and setback lines shall be 50' from the edge of the R.O.W. on all principal arterials and major thoroughfares, and 25' on minor arterials. Building and set-back lines shall be shown on both the Preliminary and Final Plats.

6. **DRIVEWAYS**

Along the frontage of a County Road and unless otherwise required by state or federal regulations:

- a. the minimum residential driveway width is 15' with a turnout radii of 25'.
- b. the minimum residential driveway spacing is 125', centerline to centerline; said spacing criteria shall be required for new driveways with respect to the locations of existing driveways of adjacent lots.
- c. driveway turnouts shall have a 2' offset from the existing edge of the County Road.
- d. Non-residential driveway design shall be as required by the Director.

SECTION G. COUNTY ROADS - CONSTRUCTION STANDARDS

1. GENERAL

- a. The Director shall be notified forty-eight (48) hours prior to the commencement of any major construction items such as sub-grade stabilization, concrete paving, concrete curb and gutter and asphalt paving. The County will periodically inspect all subdivision roads and drainage structures, while under construction, to ascertain that the construction work, methods, and materials meet County specified standards. All construction and testing reports shall be furnished to the Director certifying that the construction requirements of this regulation have been met. The test results must be approved by the Director prior to constructing the next course of the pavement.
- b. The Director or the Director's representative shall issue a Stop Work Order whenever the Developer or his Contractor fail to adhere to the engineering / construction plans or specifications Approved and Released For Construction by the Director. The Developer may not continue development until the deficiencies listed in the Stop Work Order are corrected. If the Developer or his Contractor fail to correct the deficiencies, the subdivision will not be accepted by the County.
- c. The following shall be the minimum specifications for the preparation and construction of streets dedicated to the public. All work, methods, materials, and equipment, not covered by these Regulations shall conform to the latest edition of TxDOT's "Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges" as adopted by the Director.
- d. The Contractor shall provide all staking necessary of the alignments and grades for the construction of roadways, structures, and miscellaneous items. All benchmarks provided in the plans shall be established by the Contractor. Construction stakes shall be set at sufficiently frequent intervals to assure that all roadway, structures, and miscellaneous items are constructed in accordance with the lines and grades shown in the construction plans. The Contractor shall, upon request, make available to the Engineer all survey records made in the performance of this work.
- e. Construction specification requirements for water and wastewater main improvements, and utility line adjustments shall meet the latest edition of North Central Texas Council Of Governments "Standard Specifications For Public Works Construction".

2. PREPARING RIGHT-OF-WAY

All preparing of the Right-Of-Way (R.O.W.) and/or clearing and grubbing shall be completed before starting the subgrade preparation. Subgrade shall be free of boulders, stumps and other foreign matter.

3. SUBGRADE

- a. Prior to the start of construction on subgrade, a soil analysis shall be made by a certified soil laboratory to determine what type of soil stabilization (lime, cement, liquid chemical, etc.) is required. Tests must be made to determine the appropriate stabilization and optimum quantities for desired results to meet road design. The subgrade shall be scarified and shaped in conformity with the typical sections and the lines and grades indicated, or as established by the Director, by the removal of existing material or addition of approved material. All unsuitable material shall be removed and replaced with approved material.
- b. Fills must be placed and compacted on horizontal lifts of not over twelve inches (12") depth to the specified density. Fill sections whose depth exceed eight feet (8'), at any point on the cross section, shall require a slope stability analysis and/or approval of the Director.
- c. The subgrade shall be compacted by approved mechanical equipment to a density of not less than ninety-five (95%) percent. Prior to the placement of any base material, tests from a certified soils laboratory shall be supplied by the owner/developer to the Department stating that the subgrade has been compacted to 95% density to a depth of six inches (6") for all subgrade and for the full depth of all fills. If the subgrade fails to meet the density specified, it shall be reworked as necessary to obtain the density required.

4. BASE MATERIALS

- a. The base material must meet the requirements of TxDOT Item 247, Flexible Base, or Item 276, Cement Treated Base, as required by the Director. The base material shall be compacted to not less than 95 percent density for a full depth as specified on the approved plans.
- b. Base course shall be maintained by blading, and the surface, upon completion, shall be smooth and in conformity with the typical section indicated, and to the established lines and grades. All irregularities, depressions or weak spots which develop shall be corrected immediately by scarifying the areas affected, adding suitable material as required, reshaping and recompacting by sprinkling and rolling.

- c. Should the base course, due to any reason or cause, lose the required stability, density or finish before the surface is complete, it shall be recompacted and refinished at the sole expense of the contractor.

5. **SURFACE - HOT MIX ASPHALTIC CONCRETE PAVEMENT (H.M.A.C.)**

- a. The asphaltic material for Prime Coat shall meet the requirements for Item 310, Prime Coat, TxDOT Specifications. Prime Coat shall be applied at a minimum rate of 0.15 gallon per square yard of surface.
- b. The surface course shall be two inches (2") of H.M.A.C. meeting the specifications of Item 340, Type D, in the current TxDOT Specifications. Aggregate used in the mix shall be on the TxDOT Quality Monitoring Schedule.
- c. Prior to placing H.M.A.C., the base shall be proof rolled and any soft spots repaired and the area proof rolled again.
- d. All asphaltic mixtures shall be placed with a spreading and finishing machine. The mix shall be compressed thoroughly and uniformly compacted immediately after placing to the required density. All compaction rolling shall be complete before the material cools below 175 degrees F. The completed surface shall meet the approval of the developer's engineer and the Director for riding surface, finish and appearance.

6. **DRIVEWAYS**

- a. Excavate trench for new residential driveway culvert to Outer Diameter (O.D.) + 6" clearance (both sides and bottom).
- b. New residential driveway culvert pipe with a minimum cover of 12" for direct traffic shall be Corrugated Metal Pipe (C.M.P.), or Reinforced Concrete Pipe (R.C.P.), minimum 12" Inner Diameter (I.D.).
- c. Embed both sides of new residential driveway culvert (to spring / center line) and bottom with minimum 6" of Recycled Asphalt Pavement (R.A.P.), Flex Base, or Cement Treated Base (C.T.B.) for base material.
- d. Use Native Soil salvaged from trench excavation (clean and free of large rocks, debris, etc.) and on both sides and top to + 6" cover; compact to 95% Standard Proctor Density.
- e. Extend culvert pipe ends 5' past residential driveway pavement edge and slope ends on 2 : 1 ratio (horizontal : vertical).

- f. New residential driveway pavement, minimum 6" thick, shall consist of surface courses of Asphalt Millings, or Asphalt Pavement comprised of minimum 2" thick Fine Grade Type "D" Hot Mix Asphaltic Cement (H.M.A.C.) and minimum 4" thick Course Grade Type "B" H.M.A.C., or Concrete Pavement, 5 sacks of cement per cubic yard of concrete, reinforced with #3 rebars on 24" centers, both ways, with minimum 6" thick R.A.P., Flex Base, or C.T.B., for base material.
- g. The existing County roadway shall not be open cut; road bores and utility construction within County Road R.O.W. require a separate Utility Permit from Dallas County; contact the Project Manager, Transportation / Planning Division, Dallas County Public Works Department, at Vmail: 214-653-6392, for specific submittal, design, construction, and Maintenance Bond requirements.
- h. Contact 1-800-DIG-TESS for the location and verification of underground utilities.
- i. Contact the Senior Construction Inspector, Engineering & Construction Division, Dallas County Public Works Department, at Cel: 214-208-2848, and the Superintendent, Dallas County Road & Bridge District #3, at Tel: 972-225-2378 and Cel: 214-415-9962, at least 48 hours in advance of construction; both shall make periodic inspections.
- j. Traffic Control signage, barricades, etc., per the latest edition of the Texas Manual on Uniform Traffic Control Devices shall remain in place during construction.
- k. For Partial Road Closure due to the One Way In / Out; contact the Dallas County Sheriff at Tel: 214-653-3460.
- l. Posting of the Development Permit for this driveway construction at the project site is required at all times via the Permit Placard Detail drawing attached in the Appendix.
- m. Non-residential driveway construction shall be as required by the Director.

7. STREET NAME POLICY

a. Original Street Naming

The initial assignment and review of street names for new streets is accomplished through the subdivision review process. The applicant proposes street names for all new streets reflected on a Preliminary Plat. Any duplicate or sound alike street names for new streets are rejected during the review of the Preliminary Plat. Any inappropriate street names must be replaced with acceptable street names prior to the submission of the Final Plat.

b. Name Change Request and Initiation

- (1) A street name change request may be initiated for dedicated streets only by an abutting property owner, a County department or an elected official serving the community. An application shall be filed with the Director.

The application shall include the following:

- (a) The location and extent of the street to be renamed;
 - (b) The reasons for the name change;
 - (c) The existing and proposed street names;
 - (d) The roadway's relationship to the official County Thoroughfare Plan; and
 - (e) Petition indicating at least 51 percent of abutting lot owners are in favor.
- (2) The Department will perform a preliminary review of the request for:
 - (a) Completeness of application;
 - (b) Merits and feasibility of the name change; and
 - (c) Alternative street names.
 - (3) An appropriate application fee will be charged the applicant if not exempted by the County Commissioners Court. Also, additional fees will be charged to cover costs for new signage and record changes as a result of the name changes.

c. Application Fees and Street Name Change

- (1) An applicant who submits a request to change the name of a street shall pay the County the following fee, provided that the street to be renamed is:
 - (a) Less than one-fourth mile \$500.00
 - (b) More than one-fourth mile, but less than one-half mile . . . \$700.00
 - (c) More than one-half mile, but less than one mile \$900.00
 - (d) More than one mile (each quarter mile) \$200.00
- (2) The fees required for new street identification signs are:
 - (a) For each blade set to be replaced \$ 75.00
 - (b) Any charges for changes on Interstate guide signing by TxDOT shall be determined at the time of installation.
- (3) The fees required for each change of address record for 911 purposes are:
 - (a) For each address change up to ten \$100.00
 - (b) Over ten address changes \$500.00 plus \$50.00 for each address change.
- (4) No fee is required for street name change applications and change of address records filed under this article by any governing body.

d. Name Change Request Evaluation

- (1) For a dedicated street, the Department shall notify affected County departments and other affected agencies of the request. Ten working days shall be allowed for review and response.
- (2) The Department will prepare a staff recommendation which shall be placed on the briefing agenda of the Commissioners Court. If approved in concept, a Court Order will be prepared for enacting the name change.

e. Notification of Name Change

The following County departments and local agencies must be notified of any street name changes:

- (1) Auditor
509 Main St., Suite 407
Dallas, Texas 75202
- (2) Court Administrator
411 Elm Street, 2nd Floor
Dallas, Texas 75202
- (3) Fire Marshal
509 Main St., Suite 305
Dallas, Texas 75202
- (4) Public Works
411 Elm Street, 4th Floor
Dallas, Texas 75202
- (5) Sheriff
133 North Industrial Blvd., LB31, 1st floor
Dallas, Texas 75207
- (6) Dallas County Road and Bridge Districts:

District No. 1
2311 Joe Field Rd.
Dallas, Texas 75229

District No. 2
715 Rowlett Rd.
Garland, Texas 75043

District No. 3
1506 Langdon Rd.
Dallas, Texas 75241

District No. 4
4403 W. Illinois Ave.
Dallas, Texas 75211
- (7) Dallas County Historical Commission
411 Elm Street
Dallas, Texas 75202
- (8) TXU
1601 Bryan St.
Dallas, Texas 75201

- (9) AT&T
208 S. Akard St.
Dallas, Texas 75202
- (10) UTILITY LOCATE
1-800-DIG-TESS
- (11) U.S. Postal Service
Manager Address Information System
401 DFW Turnpike
Dallas, Texas 75260
- (12) Contiguous municipalities, where appropriate.

f. Consistency With Adjacent Jurisdictions

A roadway which extends from a city into the county should, if possible, have the same street name in each jurisdiction. Any shared name for the roadway shall be consistent with the earlier street name by which it was known, unless this will create duplication in either jurisdiction.

g. Street Name Link With Subdivision Name

A street name applied to a minor roadway within a subdivision may correspond to the subdivision name to foster a sense of location. Example: If a subdivision's name were Indian Run, names which might form a logical link could include Apache Road, Cherokee Trail, Mohican Drive, etc.

h. Street Name Link To Specific Tract, Tenant, or Product Name

A street name request which constitutes a commonly used identification of a particular tract, tenant, or product name to the exclusion of the remaining tracts or tenants is not permitted. Example: A firm named Goodcar Tire Company submits a request to rename Butterfield Road, the roadway on which it and other businesses are located, to Goodcar Street. This request is inappropriate; Goodcar is uniquely identified (and thus advertised) to the exclusion of other businesses.

i. Request Requirements - Length of Name

A street name shall not exceed 14 characters in length, including blanks, unless the label portion plus the abbreviated street type does not exceed 14 characters, including blanks. Examples: Whispering Lake Drive, unacceptable as the label by itself equals 15 characters; Appledale Street, acceptable if the street type is abbreviated (Appledale St.); Red Wing Drive, acceptable in its entirety.

j. Request Requirements - Street Name Intelligibility

A hyphenated or apostrophized street name, or a request of three or more words, shall not be permitted. Examples: O'Henry Drive, unacceptable; Land O' Lake Lane, unacceptable; Old Gate Inn Lane, unacceptable.

k. Request Requirements - Directional Prefixes and Suffixes

Neither a directional prefix nor suffix shall be a part of any request.

l. Request Requirements - Historic names

A street name shall be considered historic, and thus protected from name changes, if it possesses historic value, based on satisfying one of the following criteria:

- (1) The commemoration of a person and his specific contributions to the cultural, economic, social, religious or political heritage of the county;
- (2) The commemoration of sites or locales of significant historic events or of specific contributions to the cultural, economic, social, religious or political heritage of the county. Example: Bryan Street in downtown Dallas was named for John Neely Bryan, the founder of Dallas; or Swiss Avenue was named for colonists who settled that area in 1870; or
- (3) Original or traditional names of streets which were named after family members or others associated with a given locale. Example: Audelia Road was named for the daughter of James E. Jackson, who owned a store at the corner of Audelia Road and Forest Lane.

m. Request Requirements - Special Exceptions To Policy

From time to time, in the opinion of the Commissioners Court, special circumstances may surround a street name change request, thereby allowing the Commissioners Court discretion in changing the name of a street in accordance with this policy.

n. Request Requirements - Specific Highways and Their Valid Abbreviations

The following are specific highways and their valid abbreviations:

TABLE INSET:

<i>Highways</i>	<i>Abbreviated Label / Type</i>
Interstate Highway 20	IH 20 Frwy
Interstate Highway 30	IH 30 Frwy
Interstate Highway 45	IH 45 Frwy
Lyndon B. Johnson	LBJ Frwy
Thornton Freeway	RL Thornton Frwy
Central Expressway	Central Exwy
Loop 12	Buckner Blvd
Loop 12	Northwest Hwy
Loop 12	Walton Walker Blvd
Loop 12	Ledbetter Dr
State Highway 66	State Hwy 66
State Highway 183	Carpenter Frwy
U.S. Hwy. 35	Stemmons Frwy
U.S. Hwy. 67 E	RL Thornton Frwy
U.S. Hwy. 67 S	Marvin D Love Frwy
U.S. Hwy. 75	Central Exwy
U.S. Hwy. 77 N	Harry Hines Blvd
U.S. Hwy. 175	Hawn Frwy

o. Request Requirements - Official Street Types and Their Abbreviations

The following are official street types and their abbreviations:

TABLE INSET:

<i>Street Type</i>	<i>Standard Abbreviation</i>
Access Road	ACRD
Alley	AL
Arcade	ARC
Boulevard	BLVD
Branch	BR
Bridge	BRDG
Bypass	BYP
Causeway	CSWY
Center	CTR
Circle	CIR
Common	COM
Connection	CONN
Court	CT
Cove	COVE
Crescent	CRES
Crossing	CRSG
Drive	DR
Expressway	EXWY
Extension	EXT
Freeway	FRWY

Highway	HWY
Lane	LN
Loop	LOOP
Mall	MALL
Motorway	MTWY
Oval	OVAL
Overpass	OVPS
Park	PARK
Parkway	PKWY
Pass	PASS
Path	PATH
Pike	PKE
Place	PL
Plaza	PLZ
Point	PT
Ramp	RAMP
Road	RD
Row	ROW
Rue	RUE
Service Road	SERV
Square	SQ
Street	ST

Terrace	TER
Throughway	THWY
Trafficway	TFWY
Trail	TRL
Tunnel	TUN
Turnpike	TPKE
Underpass	UNP
Walk	WALK
Way	WY

p. Installation of Street Signs

- (1) Signs and guard posts shall be installed by the Developer in accordance with the current edition of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). The current version of this manual can be found at:

http://www.txdot.gov/txdot_library/publications/tmuted.htm

- (2) The Developer of a subdivision shall install the street name signs on new streets. The proper installation of these signs is a part of the required construction standards of County, and will be inspected for approval prior to the release of the Maintenance Bond.
- (3) The Developer of a subdivision shall not be required to install any traffic control sign or device. The installation of such control signs or devices shall be the responsibility of County or other affected governmental agencies only.

q. Street Name Sign Standards

Street Name sign assemblies shall be post-mounted with at least one assembly at each intersection of streets or roadways.

r. Sign Faces

Sign blanks shall be double-faced so as to indicate street names on both sides. They shall be a minimum of nine inches (9") high and twenty-four inches (24") to forty-eight inches (48") in length, as needed to adequately space six inch (6")

series "C" lettering without crowding. They shall be extruded anodized aluminum blanks, and covered with high intensity green reflective sheeting with silver (white) borders and optional three-eighths inch (3/8") silver (white) borders. Designations such as Street, Road, etc. shall be standard abbreviations as indicated previously.

s. Posts and Mounting Hardware

- (1) Posts, foundations and mountings shall be the same type and manufacturer that the Precinct sign crew is using at time of installation, and shall be installed to hold signs in a proper and permanent position, and to resist swaying in the wind. Signs blanks shall be positioned, when mounted, so as to have their faces parallel to the roadway they name.
- (2) The street name sign blank shall be mounted at sufficient height to allow the placement of a thirty inch (30") stop sign below the sign blank that meets the placement standards found in the latest TMUTCD, Section 2A.18, Mounting Height.

t. Placement

- (1) The street name sign assembly should be located two feet (2') behind the curb on curbed roadways, or six (6') to ten (10') feet beyond the edge of the pavement on non-curbed roadways. It should be placed as near as possible to the tangent point on the edge of the less important roadway, with the radius of the curve at the intersection.
- (2) The streets or roads in any subdivision will not be accepted for final maintenance by the Commissioners Court until all the requirements and conditions regarding street names and street signs have been compiled with.

8. MAILBOXES

- a. Mailboxes shall be set a minimum of 3 feet from the edge of the pavement or 1 foot behind curbs. All mailboxes within the County R.O.W. shall meet the current TxDOT standards if the speed limit on the County road is more than 40 mph.
- b. Mailboxes in subdivisions with speed limits at or below 40 mph must meet U.S. Post Office requirements, and must be placed in a manner that does not interfere with the traffic's line of vision.

SECTION H. MANUFACTURED HOME RENTAL COMMUNITIES

1. A manufactured home rental community is not a subdivision.
2. Section D. Platting Procedure, 6. Preliminary Plats, and 7. Final Plats, of these Regulations shall not apply nor be required.
3. Minimum infrastructure standards shall apply as follows:
 - a. Section J. Drainage Standards of these Regulations shall apply and be required to provide adequate drainage in accordance with standard engineering practices, including specifying necessary drainage culverts and identifying areas included in the BFE;
 - b. Section D. Platting Procedure, 8. Engineering / Construction Plans, c., of these Regulations shall apply and be required for providing an adequate public or community water supply, including specifying the location of supply lines, in accordance with Subchapter C, Chapter 341, Texas Health and Safety Code;
 - c. Section D. Platting Procedure, 8. Engineering / Construction Plans, d., of these Regulations shall apply and be required for providing access to sanitary sewer lines, including specifying the location of sanitary sewer lines, or providing adequate on-site sewage facilities in accordance with Chapter 366, Texas Health and Safety Code;
 - d. a requirement for the preparation of a survey identifying the proposed manufactured home rental community boundaries and any significant features of the community, including the proposed location of manufactured home rental community spaces, utility easements, and dedications of R.O.W.; and
 - e. Section D. Platting Procedure, 8. Engineering / Construction Plans, b., Section F. Subdivision Requirements, and Section G. County Roads – Construction Standards, of these Regulations shall apply and be required for streets or roads in the manufactured rental home community to provide ingress and egress access for fire and emergency vehicles.
4. An Infrastructure Development Plan shall be required that complies with the minimum infrastructure standards adopted by the County under Subsection 3.
5. Not later than the 60th day after the date the owner of a proposed manufactured home rental community submits an Infrastructure Development Plan for approval, the Director shall approve or reject the Plan in writing. If the Plan is rejected, the written rejection must specify the reasons for the rejection and the actions required for approval of the Plan. The failure to reject a Plan within the period prescribed by this subsection constitutes approval of the Plan.

6. Construction of a Proposed Manufactured Home Rental Community

- a. Construction of a proposed manufactured home rental community may not begin before the date the Director approves the Infrastructure Development Plan. Inspection of the infrastructure is required during and upon completion of its construction. A Final Inspection is required, and said Final Inspection must be completed not later than the second business day after the date the Director receives a written confirmation from the owner that the construction of the infrastructure is complete. If the Director determines that the infrastructure complies with the Infrastructure Development Plan, the Director shall issue a Certificate of Compliance not later than the fifth business day after the date the Final Inspection is completed.
- b. If a Final Inspection is not required, the Director shall issue a Certificate of Compliance not later than the fifth business day after the date the Director receives written certification from the owner that construction of the infrastructure has been completed in compliance with the Infrastructure Development Plan.

7. A utility may not provide utility services, including water, sewer, gas, and electric services, to a manufactured home rental community subject to an Infrastructure Development Plan or to a manufactured home in the community unless the owner provides the utility with a copy of the Certificate of Compliance issued under Subsection 6. This subsection applies only to:

- a. a municipality that provides utility services;
- b. a municipally owned or municipally operated utility that provides utility services;
- c. a public utility that provides utility services;
- d. a nonprofit water supply or sewer service corporation organized and operating under Chapter 67, Water Code, that provides utility services;
- e. a county that provides utility services; and
- f. a special district or authority created by state law that provides utility services.

SECTION I. STORM WATER POLLUTION PREVENTION PLAN (SWP3)

1. A site's Storm Water Pollution Prevention Plan shall govern the control measures necessary to prevent and control soil erosion, sedimentation, and water pollution which may degrade receiving waters including rivers, streams, lakes, reservoirs, groundwater and wetlands. The control measures contained herein shall be installed and maintained throughout the construction contract, and coordinated with any permanent or temporary pollution control features specified elsewhere on the plans, and in the specifications to assure effective and continuous water pollution control throughout the construction and post construction periods. These control measures shall not be used as a substitute for the permanent pollution control measures, unless otherwise directed by the Owner's representative in writing. The controls may include silt fences, straw bale dikes, rock berms, diversion dikes, interceptor swales, sediment traps and basins, pipe slope drains, inlet protection, stabilized construction entrances, seeding, sodding, mulching, soil retention blankets, or other structural or non-structural storm water pollution controls. Additional information regarding these controls can be found in NCTCOG's latest edition of the guidance manual entitled *Storm Water Quality Best Management Practices for Construction Activities - North Central Texas*. The Contractor is responsible for obtaining all permits required for Storm Water Pollution Prevention.
2. The construction plans must include a Storm Water Pollution Prevention Plan (SWP3). A copy of the plan, as approved by the Director, and any applicable permits must be available for review at the construction site.
3. Drainage ditches shall be seeded or sodded within 14 days of final grading. All erosion control measures will be maintained in good working order. Disposal areas and stockpiles shall not be located in any wetland, waterbody or streambed. The Contractor shall clean paved surfaces as necessary to remove sediment which has accumulated on the roadway. County reserves the right to inspect any construction site and request changes be made to a SWP3 if the site is causing pollution to the environment.

SECTION J. DRAINAGE STANDARDS

1. Surface drainage from private property shall be taken to roads, streets, or drainage courses as directly as possible. Drainage water from roads and streets shall be taken to defined drainage courses as directly as possible. Roads and streets shall not be used as major drainage courses. All road and street drainage structures shall be complete within twenty-four months from the date of Plat approval, unless an extension of time is granted by the Director.
2. Drainage is to be designed by a Texas P.E.. Drainage calculations shall be based on the assumption that all the property in the subdivision, and all the area in the watershed, will be fully developed. Detention ponds, when needed, shall be designed to restrict drainage from the Platted area so that the peak discharge rate is equal to or less than when the property was in its natural state.
3. The following design criteria shall be used when designing bar ditches:
 - Maximum ditch slope = 8.0%
 - Minimum ditch slope = 0.4%
 - Maximum side slope 4:1
 - Minimum depth 1.0'
4. All structures located within County R.O.W. shall be reinforced concrete pipe or concrete boxes, unless prior approval is obtained from the Director. Minimum pipe diameter for cross drainage structures is twenty-four inches (24"). Minimum pipe diameter for driveways is eighteen inches (18"). Pipe ends shall be protected by headwalls or safety end treatments. If the developer proposes to construct a major structure, such as a box culvert or bridge, such structures shall conform to current standards for culverts and bridges and TXDOT specifications.
5. The driveway pipes shall be sized by a Texas P.E. and a map or list containing the size of each pipe shall be shown in the drainage plan.
6. Minor Arterials shall:
 - a. have the bar ditches along the pavement designed to carry at least a two-year rain within the ditches.
 - b. have the driveway culverts designed to carry a two-year rain, with the headwater depth not exceeding the diameter of the pipe.
 - c. have the streets with curbs designed to carry a two-year rain without topping the curbs.

- d. be designed so that a BFE / 100-year rain will be contained within the R.O.W. of the road or street.
7. Open drainage ditches or channels, other than those within the R.O.W. of a road or street, shall:
- a. be designed to carry a BFE / 100-year rain within the limits of the channel.
 - b. be so designed that the maximum velocity of a BFE / 100-year rain will be less than the erosive velocity of the ditch material or lining.
8. Drainage structures at crossings of drainage courses with roads or streets be designed to:
- a. carry a BFE / 100-year rain without overtopping the roadway and provide a minimum of twenty-four feet (24') clear roadway on all principal arterials for emergency vehicles.
 - b. carry a BFE / 100-year rain without overtopping the roadway and provide a minimum of twenty-four feet (24') clear roadway on all major thoroughfares for emergency vehicles.
9. All drainage ways shall be designed so as to function properly without permitting settlement or erosive velocities. Calculations and methods for determination of design frequency discharges are subject to approval by Director. For small watersheds, the Rational Method should be used. Other methods are available for the determination of peak discharges and hydrographs and their use may be warranted for a particular situation or for larger watersheds. If an alternate hydrologic method is applied, it must meet the approval of the Director.

SECTION K. CONSTRUCTION AND MAINTENANCE BONDS

1. CONSTRUCTION BONDS

- a. All construction shall be complete within two (2) years after approval of Final Plat. To ensure roads, streets and required drainage and drainage structures are constructed in a timely manner, and in accordance with the terms and specifications contained in this Order, the developer shall file a Construction Bond, executed by a Surety Company authorized to do business in this State, and made payable to Dallas County, Texas or his successor in office. The bond amount shall be equal to one hundred percent (100%) of the estimated cost of construction including drainage structures.
- b. The Construction Bond shall be presented to the Director for submission to the Commissioners Court with the Final Plat. The Construction Bond shall remain in full force and in effect until all the roads, street and drainage, and drainage structures in the subdivision have been completed to the satisfaction of the Director, and the Construction Bond has been released by the Director.
- c. In the event any or all of the streets, roads, drainage and drainage structures, as constructed by the Owner, fail to meet the requirements of the foregoing specifications, and the said Owner fails or refuses to correct the defects called to his attention in writing by the Director, the unfinished improvements shall be completed at the cost and expense of obligees as provided.

2. MAINTENANCE BONDS

- a. To insure roads, streets and required drainage and drainage structures are maintained to the satisfaction of the Director, a Maintenance Bond executed by a Surety Company authorized to do business in this state, and made payable to Dallas County, Texas or his successor in office, shall be substituted for the Construction Bond at the time of release of said Construction Bond.
- b. The bond amount shall be equal to one hundred percent (100%) of the estimated cost of construction including drainage structures. The conditions of the Maintenance Bond shall be that the Owner shall guarantee to maintain, to the satisfaction of the Director, all of the streets, roads, drainage structures and drainage ditches and channels which have been constructed to specifications with construction security released the Director, in a good state of repair for a period of two (2) years from the date of official Released For Construction.
- b. Periodical inspection of all the streets, roads, drainage and drainage structures for which maintenance security is held, will be made by the Director during the period of liability covered by the Maintenance Bond. In the event any or all of

the streets, roads, drainage and drainage structures are not being maintained in a good state of repair, the Owner will be so advised in writing and, if after a reasonable time, he fails or refuses to repair said items, they shall be maintained at the cost and expense of obligees as in said orders provided.

- c. The release of any bond shall be by order of the Commissioners Court. To request a release the developer who posted the bond in question shall present a written request to release said bond. The request shall contain a statement by the Engineer responsible for the design of said work stating that he has made an inspection of such improvements and recommends their acceptance by the County.
- e. Attached to his letter shall be one set of "Record Drawings" showing the work to be accepted for use by the County and a CD containing the "Record Drawings" plan sheets in the format and medium specified by the County. The written request of bond release shall be received by the Department.

3. FINAL INSPECTION

The Developer, 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 there to, shall request from the County a Final Inspection. The Department's Project Manager will inspect the completed work for compliance. The Developer will be notified in writing of any work not found in compliance with these Regulations.

4. 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 developer's promise to construct and maintain the roads and drainage of facilities in a subdivision. Irrevocable Letters of Credit in lieu of Bonds are required under the same conditions as Construction and Maintenance Bonds.

5. OTHER SECURITY

Any type of security for Construction and Maintenance other than Bonds and Irrevocable Letter of Credit shall be by written request to the Director, and approval by the County District Attorney's Office.

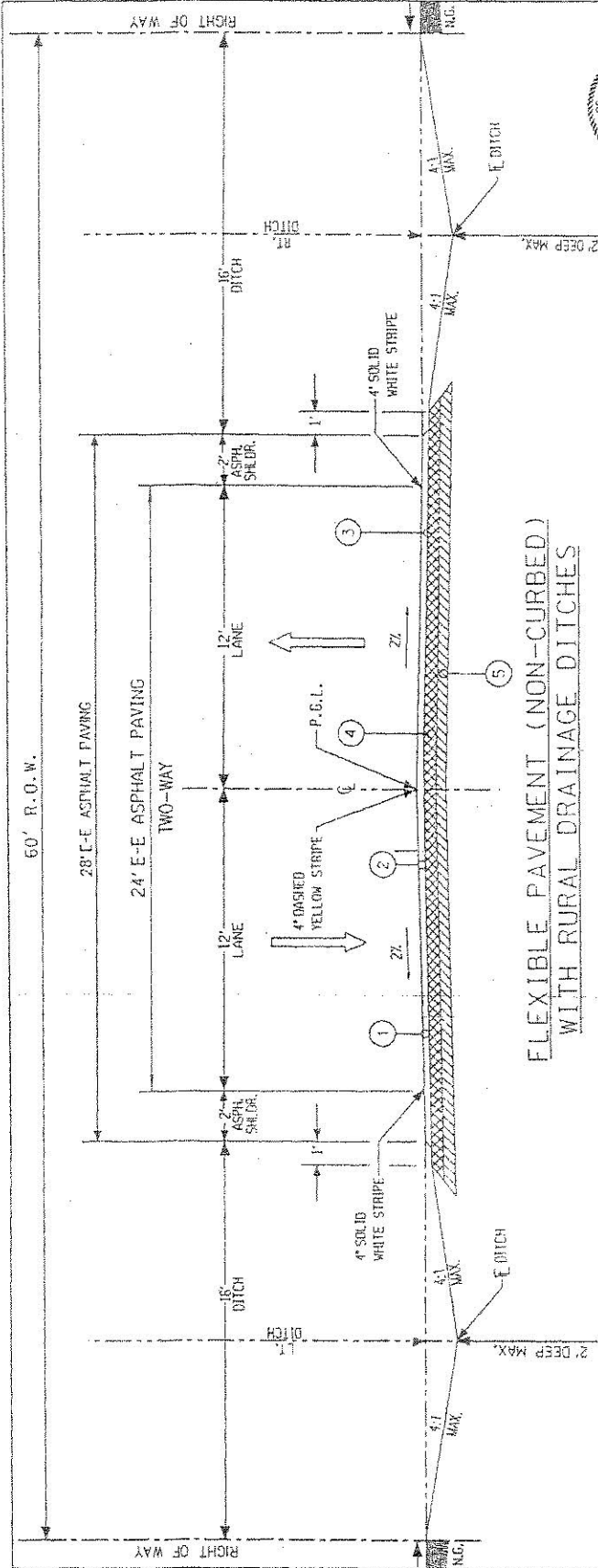
SECTION L. SEVERABILITY

If any provision of these Regulations, or the application thereof, to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of these Regulations which can be given effect without the invalid provision or application, and to this end, the provisions of these Regulations are declared to be severable.

FINAL PLAT SUBMISSION CHECKLIST

YES	NO	Item
_____	_____	1. Reproducible Plat (24" x 36" sheet, scale 1"=200') approved.
_____	_____	2. Name, address and phone number of developer, surveyor and / or engineer.
_____	_____	3. Name of subdivision along with all street names.
_____	_____	4. Date Plat was prepared.
_____	_____	5. North arrow and a graphic scale.
_____	_____	6. A location or vicinity map showing the location of the proposed subdivision within the County and the nearest incorporated areas with a north arrow and scale.
_____	_____	7. Number of acres being subdivided.
_____	_____	8. Sufficient data to reproduce, on the ground, the bearing and length of all streets, blocks, lots and easements.
_____	_____	9. The accurate location of adjacent subdivision streets, blocks, lots and easements, or the property owners if the adjacent land is undeveloped.
_____	_____	10. The number of all lots and blocks arranged in a systematic order, and clearly shown on the Plat in distinct and legible figures.
_____	_____	11. The name, location, width and dimensions of proposed and existing utility and pipeline easements within and adjacent to the property.
_____	_____	12. The location of an existing well and/or the location of reservations of property for future drill site.

YES	NO	Item
_____	_____	13. The location of the BFE and all lots, or any part of a lot, that lies within the BFE. The finished floor elevation must be shown for all lots within the BFE.
_____	_____	14. The floodplain restrictions, if any, shall appear on the Plat.
_____	_____	15. Private streets, etc., must be identified by note on Plat.
_____	_____	16. Execution of Waiver of Takings Impact Assessment (TIA).
_____	_____	17. Master plan of entire subdivision if proposed subdivision is portion of tract which will be subdivided in its entirety in the future.
_____	_____	18. A legal description of the property, and locate the same with respect to an original corner of the original survey corner of the original survey of which it is a part.
_____	_____	19. A dedication by the developer of all streets, roadways, alleys, utility easements, parks and other land intended for public use.
_____	_____	20. Certification by the developer that all parties with an interest in the title to the subject property have joined in such dedication, duly executed, acknowledged and sworn to by said developer before a Notary Public.
_____	_____	21. Seal and signature of the surveyor responsible for surveying the subdivision, and preparing Plat.
_____	_____	22. Space for approval by Commissioners Court
_____	_____	23. Space for the approval of the City exercising its extra-territorial jurisdiction authority.
_____	_____	24. Surety Bond for construction of streets and drainage structures.
_____	_____	25. Certificate from each Tax Collector of a political subdivision in which the property is located stating that all taxes are paid and not delinquent.
_____	_____	25. Five (5) complete sets of Engineering / Construction plans.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ADEL V. SALDARRI NO. 73266 ON FEB. 1, 2010

FLEXIBLE PAVEMENT (NON-CURBED) WITH RURAL DRAINAGE DITCHES

- ① Item No. 340: 2" Hot Mix Asphaltic Cement (H.M.A.C.) (Type D) (110#/IN./S.Y.)
- ② Item No. 302: Aggregates for Surface Treatment/Chip Seal - Single Course, Type B, Grade No. 4
- ③ Item No. 310: Prime Coat Modified MCS-680 (0.10 Gal./S.Y.) *
- ④ Item No. 275: 8" Cement Treated Base (C.T.B.) Modified Type E-100% Recycled Asphalt Pavement (R.A.P.) w/5-1/2% Cement **
- ⑤ Item No. 251: 11" Reworking & Compacting Subgrade (Proof Roll) (Type D) ***

THE CHOICE OF MATERIALS USED IN LIEU OF ①-⑤ SHALL BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.

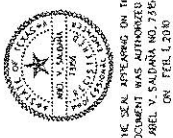
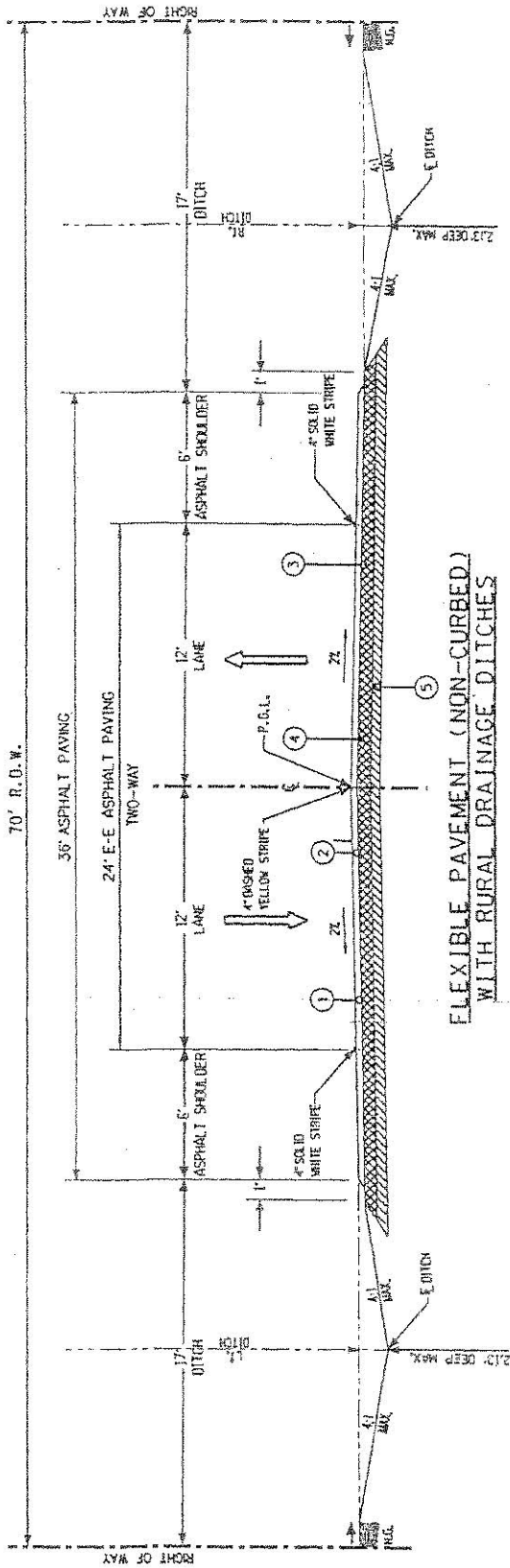
* THE PRIME COAT SHALL OTHERWISE BE AE-P.

** THE C.T.B. SHALL OTHERWISE BE CLASS M, GRADE 2.

*** STABILIZATION OF THE SUBGRADE (LIME VS. CEMENT) IS BASED ON THE FOLLOWING:

- 1. ATTERBERG LIMITS
- 2. SIEVE ANALYSIS
- 3. PRESENCE OF SULFATES (TEST METHOD TEX-620-U)

NO.	REV.	DATE	BY	DATE
COUNTY OF DALLAS, TEXAS				
DEPT. OF PUBLIC WORKS				
TARRANT DIVISION				
RURAL DRAINAGE ROAD				
ROAD AND UTILITIES				
DESIGNED - AVS	DRWN - JP	DATE - JUL 2007	TYPICAL SECTIONS - NEW	
APPROVED - AVS	CHECKED - AVS	SCALE - 1/4" = 1'-0"	SHEET	



- ① Item No. 340: 2" Hot Mix Asphaltic Cement (H.M.A.C.) (Type D) (110#/IN./S.Y.)
- ② Item No. 302: Aggregates for Surface Treatment/Chip Seal - Single Course, Type B, Grade No. 4
- ③ Item No. 310: Prime Coat Modified MCS-600 (0.10 Gal./S.Y.) *
- ④ Item No. 276: 8" Cement Treated Base (C.T.B.) Modified Type E-100% Recycled Asphalt Pavement (R.A.P.) w/5-1/2% Cement ***
- ⑤ Item No. 251: 8" Reworking & Compacting Subgrade (Proof Roll) (Type D) ***

THE CHOICE OF MATERIALS USED IN LIEU OF ①-⑤ SHALL BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.

* THE PRIME COAT SHALL OTHERWISE BE AE-P.

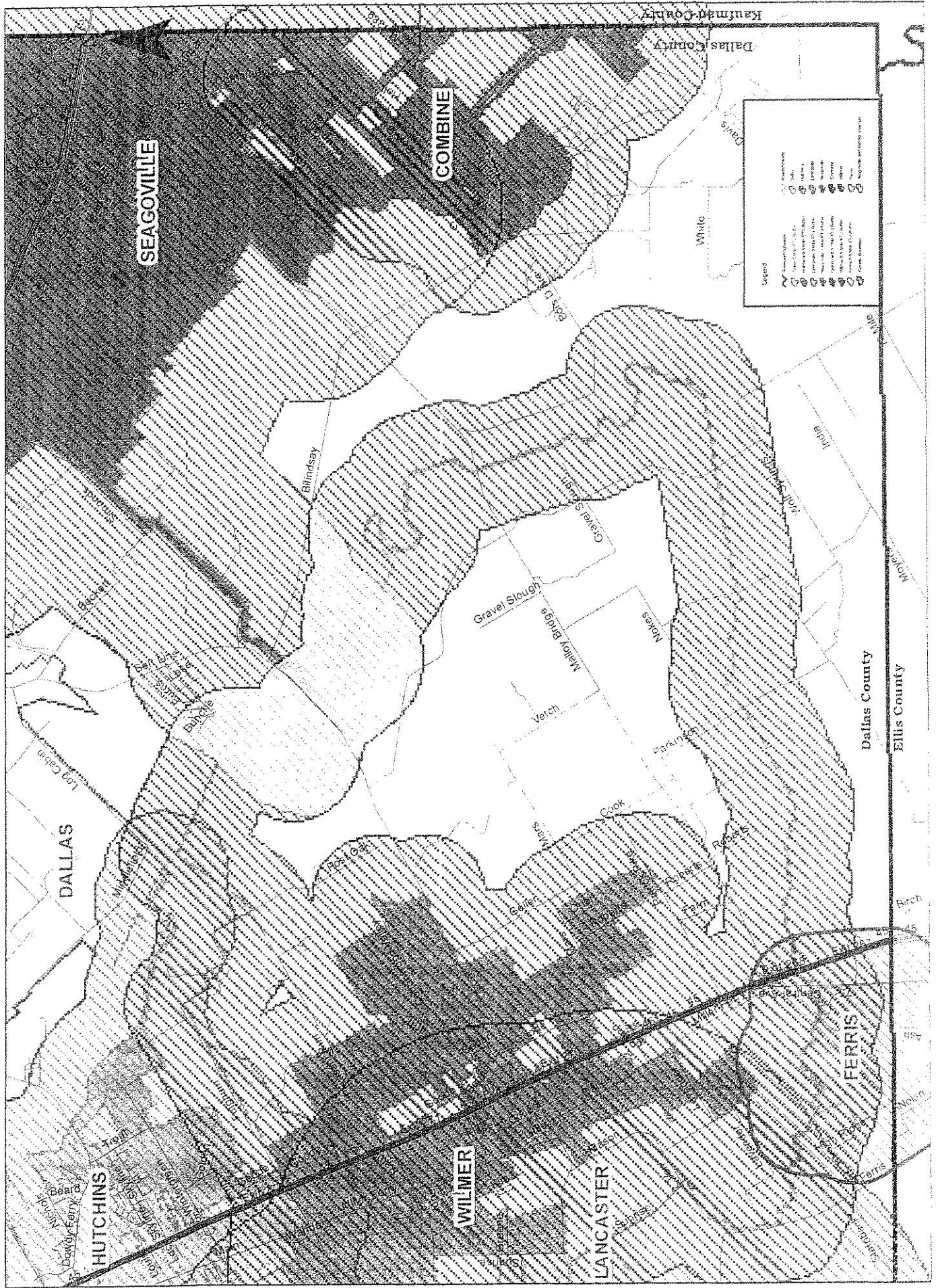
** THE C.T.B. SHALL OTHERWISE BE CLASS M, GRADE 2.

*** STABILIZATION OF THE SURGRADE (LINE VS. CEMENT) IS BASED ON THE FOLLOWING:

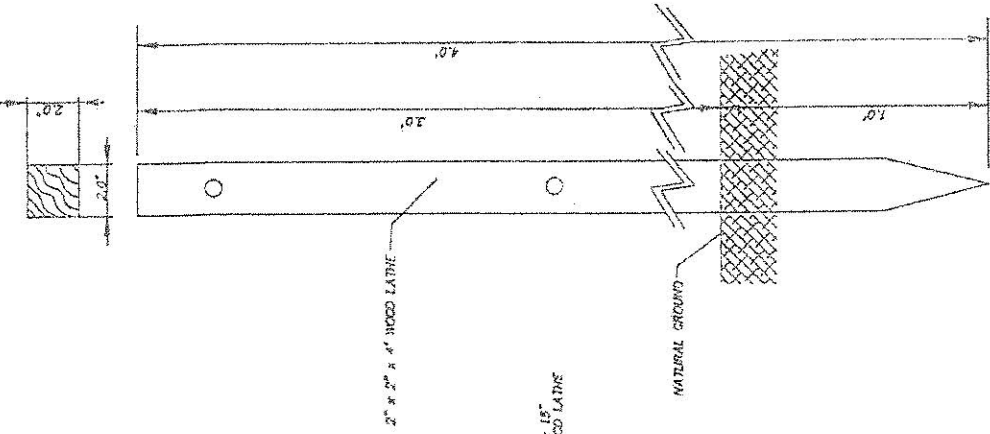
1. ATTERBERG LIMITS
2. SIEVE ANALYSIS
3. PRESENCE OF SULFATES (TEST METHOD TEX-620-J)

REV	DESCRIPTION	BY	DATE
COUNTY OF DALLAS, TEXAS			
DEPARTMENT OF PUBLIC WORKS			
TYPICAL SECTION			
RURAL THORNTON AT JUNCTION OF COUNTY ROAD			
ROAD IMPROVEMENT			
DESIGNED BY	DR. J. R. ...	DATE	MAY 2009
CHECKED BY	...	SCALE	1" = 16'
TYPICAL SECTION			SHEET

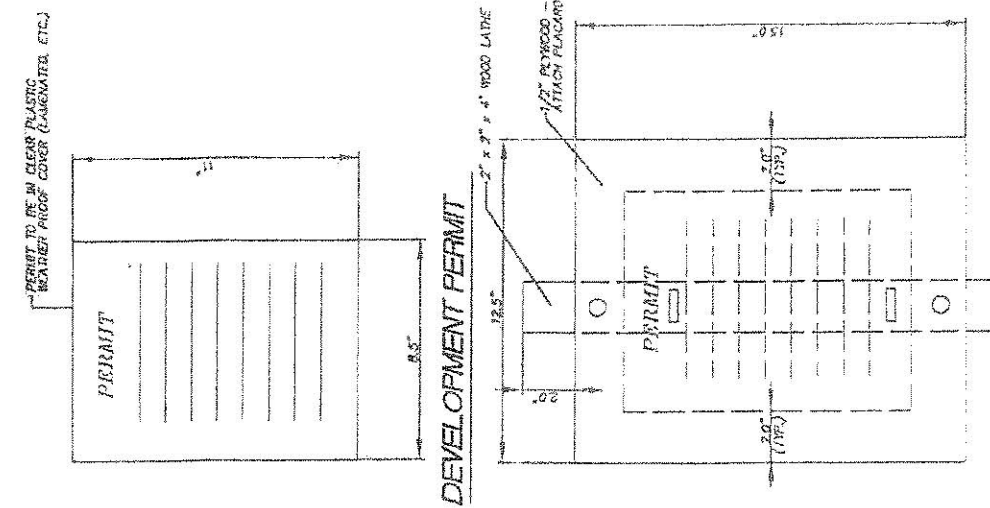
Dallas County Unincorporated Areas Not Within City ETJ Limits



NOTES:
 1) TO BE PLACED IN FULL VIEW FROM STREET AT ALL TIMES.
 2) TO BE PLACED BEFORE CONSTRUCTION BEGINS.
 3) INFORM DALLAS COUNTY AT THE TIME OF COMPLETION.



PLACARD LATHE ATTACHMENT DETAIL
 ELEVATION VIEW



PLACARD LATHE ATTACHMENT DETAIL

PLACARD ATTACHMENT DETAIL

NO.	REV.	BY	DATE
COUNTY OF DALLAS, TEXAS DEPARTMENT OF PUBLIC WORKS PERMIT DIVISION DALLAS COUNTY INCORPORATED AREA			
DESIGNER	DRW	FINISH	APP
CHECKED	BY	DATE	BY