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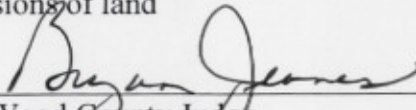
SUBDIVISION REGULATIONS
WOOD COUNTY, TEXAS

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**WOOD COUNTY PLATTING PROCEDURES AND
SUBDIVISION REGULATION**

The Wood County Commissioners Court on 12TH day of DECEMBER 2008 A.D. has adopted these regulations on the platting and subdivisions of land


Wood County Judge

The Platting Procedures and Subdivision Regulation was lawfully moved and seconded and duly adopted by the Wood County Commissioners' Court on unanimous vote.

PURPOSE

These regulations have been prepared in general to aid in the orderly development of the rural area of Wood County, Texas, and to provide standards, which will lead to a desirable environment. Specifically, they have been prepared for the following purpose:

1. To furnish developers with guidance and assistance in expedient preparations and approval of a plat.
2. To protect the citizens of Wood County, and potential buyers, by insuring minimum standards in subdivisions where citizens may want a home.
3. To provide for the welfare of the public by controlling the location and design of intersections and other features which promote safety.
4. To prevent the Wood County Commissioners from being burdened with sub standard streets or roads in the future, and to allow, if financially feasible, a method whereby Wood County may finish construction of streets or roads in situations in rural subdivisions in which a developer has defaulted in his road construction obligation and in which the amount of his bond or letter of credit remaining is insufficient to allow the County to finish the road or street.

DEFINITION OF TERMS

SUBDIVISION

The dividing of a tract of land located in Wood County, but outside the limits of a municipality, into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) 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. (Chapter 232 Sub-Chapter A, Section .001, Texas Local Government Code as amended).

STREET OR ROAD

The term street or road may be used interchangeably and mean a vehicular way or way for vehicular traffic, and will be used to describe all vehicular ways regardless of other designations they may have.

COUNTY COMMISSIONERS

All references in these regulations to a County Commissioner shall refer to the Commissioner in whose precinct the proposed subdivision is to be built. If the subdivision is located in two or more precincts, then any references to "permission requirements" shall apply to the County Commissioners from all affected precincts.

DEDICATION OF STREET AND /OR ROADS

All streets and/or roads and easements in a subdivision must be described by plat.

COMMISSIONERS COURT

Wood County Commissioners Court.

CUL-DE-SAC

A street having one outlet with the other outlet being a vehicle turnaround.

SUBDIVIDER (DEVELOPER)

An owner or authorized agent proposing to divide land; any owner or authorized agent thereof proposing to divide or dividing land so as to constitute a subdivision according to the terms and provisions of the subdivision rules.

ENGINEER

A person registered and currently licensed to practice civil engineering by the Texas State Board of Registration for Professional Engineers.

EXTRATERRITORIAL JURISDICTION (ETJ)

The unincorporated territory extending beyond the city limits of a city as set forth by Chapter 42.021, Local Government Code. The unincorporated area which is contiguous to the corporate boundaries of the municipality and which is located:

Within one-half (1/2) mile of those boundaries in the case of a municipality with fewer than Five Thousand (5,000) inhabitants; with one (1) mile of those boundaries in the case of a municipality with Five Thousand (5,000) to Twenty Four Thousand Nine Hundred Ninety Nine (24,999) inhabitants; within two (2) miles of those boundaries in the case of a municipality with Twenty Five Thousand (25,000) to Forty nine Thousand nine Hundred Ninety Nine (49,999) inhabitants; and as further set forth in said Chapter of the Local Government Code, as amended.

GROUNDWATER

Water that is retained under the surface of the earth.

LOT

An undivided tract or parcel having frontage on a road, which parcel of land is designated as a separate and distinct tract.

MAIN ROAD

(Arterial Street or road) Road(s) or street(s) that are regional in nature and are used as a route of travel for heavy, main traffic.

MINIMUM REQUIREMENT

The minimum acceptable requirements of these regulations or an applicable Texas Statute.

PLAT

A map showing the division of land into tracts, lots, or other divisible portions.

PRELIMINARY PLAT

A plat which shows intended division of land. It shows the physical area and the areas to be divided. It is used to make sure the developer is in compliance with the regulations.

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 records and prepared as described in these regulations.

RIGHT-OF-WAY

A person's legal right to pass through grounds or property owned by another.

ROAD OR STREET

A path on which to travel

SUBDIVISION COORDINATOR

Person designated by the Wood County Commissioners Court to oversee the subdivision regulations.

SURVEYOR

A person licensed to practice surveying by the Texas Board of Professional Land Surveying.

TCEQ

Texas Commission on Environmental Quality

TRACT

A specified parcel of land

TX DOT

Texas Department of Transportation

PRIVATE ROAD

Road that serves more than two single family residences.

PRIVATE DRIVEWAY

Road that serves only one single family residence.

PROCEDURES FOR PREPARING AND OBTAINING APPROVAL OF A SUBDIVISION PLAT

The following procedure shall be followed by the developer in securing approval of a plat by the Commissioners' Court of Wood County, Texas, in accordance with Section 232.0025, Local Government Code.

- I. Prior to any subdivision of land and any official submittal of a plat for review, it is required that the Owner / Developer set a meeting with the Subdivision Coordinator and Precinct Commissioner. The Owner shall present two (2) copies of a Preliminary Plat showing road alignments and lots. The Precinct Commissioner and the Subdivision Coordinator will provide general comments and requirements to the Owner. Based on these comments, the Owner shall submit a revised Preliminary Plat to the Subdivision Coordinator.

Prior to approval of the preliminary plat, the owner shall pay an application fee of Two Hundred Dollars (\$200.00) for One (1) to Ten (10) lots, Four Hundred Dollars (\$400.00) for Eleven (11) to Twenty (20) Lots and Six Hundred Dollars (\$600.00) for Twenty-One (21) and Higher Lots, and Two hundred twenty-five (\$225) for Cancellation or Revision shall be transmitted to the Wood County Subdivision Coordinator for review and approval of the Commissioners' Court. Other filing fees as required by the county clerk for the filing of a map or final plat of subdivisions or re-subdivisions of real estate shall be paid upon filing after approval.

If the property to be platted is located in the extraterritorial jurisdiction (ETJ) of a municipality, the owner must obtain written approval by the City prior to Preliminary Plat submission.

The plat shall be on sheets 18" x 24" and shall be plotted on a scale that is not more than 100 feet to the inch on the document, reproducible and shall show the following:

- A. The boundaries of the survey
- B. The width of all right-of-ways, easements and locations thereof.
- C. The scale with north arrow.
- D. The proposed name of subdivision.
- E. The dimensions of all lots with block and lot numbers.
- F. Surveyor's / Engineer's Name, Address and Telephone Number.
- G. Owner's Name, Address and Telephone Number.
- H. Adjacent Properties Identified by Land Owner and Survey

- I. Flood Plain Statement / Boundary
- J. Engineering Plans.
- K. Physical Features
- L. Contour Drainage Lines,
- M. Drainage Easements
- N. Proposed Street Names and Interconnects.
- O. ETJ Letter if within 1 mile of City limits
- P. A location map traced from the latest county road map, shall be drawn on the plat. Plat must tie to an original survey corner. (A scaled tie is acceptable)

II. Final Plat Procedure and Submission:

The final plat procedure will be the same as that for the Preliminary Plat except as noted in this section. Since the county must approve or reject the submission within sixty (60) days, it is the obligation of the developer to submit information in adequate time to permit proper review by the County. If this is not done, the submission will be rejected and a new application must be filed. The final plat must be filed with the County Clerk within six (6) months of approval by the Commissioners Court. Final Plat approval does not include the acceptance of roads for maintenance purposes. Road acceptance is by separate action by the Court.

Final Plat submission shall be 18" x 24" with the original and five (5) copies for review with the Original Tax Certificate from all taxing entities indicating that no delinquent ad valorem taxes are owed on the real property. The completed Final Plat application and checklist must also be submitted prior to placement on the Commissioners Court agenda.

Final plats shall contain and be accompanied by the following information:

- A. The boundaries of the survey
- B. A scale of no more than 1" = 100'
- C. The width of all right-of-ways, easements and locations thereof.
- D. The scale with a North arrow.
- E. Name of the Subdivision.
- F. The dimensions of all lots with block and lot numbers with acreage.

- G. Surveyor's Certificate.
- H. Certification by the owner of his dedication of all streets, alleys, easements to and other land intended for public use, signed and acknowledged before a Notary Public, by said owner and by all other parties who may have lease rights, mortgage and lien interest in the property.
- I. Space shall be provided on the original for the County Judge and County Commissioners to sign, indicating approval of the plat by Commissioner Court.
- J. A location map traced from the latest county road map shall be drawn on the plat. Plat must tie to an original survey corner. (A scale tie is acceptable.)
- K. Adjacent properties identified and labeled by survey and owner name.
- L. Flood Plain statement / boundary.
- M. Contour lines if required.
- N. Metes and bounds.
- O. Deed Restrictions.
- P. Road names or numbers with interconnects.
- Q. Review of subdivision or development plans:

Before the permit process for individual On-Site Sewage Storage Facilities (OSSF) can begin, person proposing residential subdivisions manufactured housing communities, multi-unit residential developments, business parks or other similar uses and using OSSF for wastewater disposal shall submit planning material for these developments to the permitting authority. The planning materials shall be prepared by a professional engineer or professional sanitarian and shall include an overall site plan, topographic map, 100 year flood plain map, soil survey, location of water wells, location of easements as identified in 285.91(10) Title 30 Texas Administrative Code, Chapter 285, On-Site Sewerage Facilities (relating to Tables), and a complete report detailing the types of OSSF to be considered and their compatibility with area-wide drainage and groundwater. A comprehensive drainage plan shall also be included in these planning materials. The permitting authority will either approve or deny the planning materials, in writing, within forty five (45) days of receipt. The signature of the Designated Representative on the face of the plat shall certify that all necessary planning materials have been provided to the Designated Representative and approved and are available for inspection.

- R. The plat shall be accompanied by the necessary supporting documents which shall include an attorney title opinion or a title company report which includes ownership, easements, liens, deed restrictions, etc., and a Corporate Surety Bond or an Irrevocable Letter of Credit as provided for in Section 232.004 and Section 232.0045, Texas Local Government Code in the minimum amount of five dollars (\$5.00 / or such greater amount as set by Commissioners Court) for each lineal foot of road or street within such subdivision. The corporate Surety Bond shall be executed by a surety company authorized to do business in the State of Texas. The Corporate Surety Bond or Irrevocable Letter of Credit shall be that the Developer of the tract of land to be subdivided will construct the roads or streets within each subdivision in accordance with the specifications as set forth in the Wood County Subdivision Regulation and that the term of the Bond or Letter of Credit shall, whichever is of longer duration to exceed two (2) years, from the date of said Bond or Letter of Credit, or his successor in interest, in writing request release of said Bond or Letter of Credit from Commissioners Court, and Commissioners Court by formal vote, grants said release request.
- II. After construction is completed, the Developer who posted the Bond or Letter of Credit shall in writing request the release of said Bond or Letter of Credit. The Request shall contain a statement by the Developer of compliance with the Subdivision Regulation of Wood County, Texas, and the date the Bond or Letter of Credit was originally accepted by the Commissioners Court. An on-site inspection by the County Commissioner(s) shall be made prior to the release of the Bond or Letter of credit by the Commissioners Court. A Maintenance Bond or Irrevocable letter of Credit which shall be made payable to the County Judge or his successors in office in the sum of six dollars (\$6.00/or such greater amount as set by Commissioners court) per lineal foot of road or street shall accompany the request for release of Construction Bond or Letter of Credit. The condition of the Maintenance Bond or Letter of Credit shall be that the Developer will for two (2) years from the time the Construction Bond or Letter of Credit is released, repair and correct any and all defects in the streets, drainage ditches and drainage structures within the dedicated right-of-way before the Commissioners Court by formal vote accepts the streets, drainage ditches and drainage structures within the dedicated right-of-way.

NO LIABILITY BY WOOD COUNTY

- I. The Commissioners Court by regulating the construction standards of streets and roads by developers, in the rural areas of the county and requiring Bonds and/or Letters of Credit concerning that construction, does not become liable for guaranteeing construction of said streets and roads to the standards established in the Wood County Subdivision Regulations. The purpose behind said Bonds and Letters of Credit is to provide a reasonable method to complete road or street construction or to repair minor defects in said construction, that becomes obvious within two (2) years of the release of said Construction Letters of Credit or Construction Bond; provided that the amount of the Bond or Letter of Credit will completely indemnify the County for the cost of completion of construction of said road or street or completely indemnify the County for the cost of

repair of said road or street during the two (2) years after the release of said Construction Letters of Credit or Construction Bond.

ACCEPTANCE

- I. The Commissioners Court authorizes and empowers the Wood County Commissioner(s) to examine all maps or plats of subdivisions or re-subdivisions of real estate for the purpose of determining whether or not said map or plat is factually correct and meet the standards of law required thereto. The Commissioners Court shall not approve and the County Clerk shall not file any map or plat of a subdivision or re-subdivision of real estate until the party or parties desiring to have the map or plat approved and filed has complied with the following:
 - A. Submitted to the Wood County Commissioner(s) of the precinct in which the subdivision is located, prior to the party or parties seeking the approval by the Commissioners Court of any map or plat of any subdivision or re-subdivision, excluding those within the limits of any city located in Wood County, Texas or its ETJ, a preliminary map or plat of the subdivision or re-subdivision for their examination and approval, submitted at least 15 days prior to the consideration for approval by the Commissioners Court. A determination of the amount of any bond called for in this order shall be made by the Commissioners Court. When the Commissioners Court takes up the matter of approving the plat, the Court shall also approve the amount and type of bond in any order approving the plat.
 - B. Furnish proof by sworn statement of owner on the face of the plat that there are no existing liens against the property within the subdivision or re-subdivision, or in the case of encumbered property, a statement by the lien holder which acknowledges an existing lien against the property or any part thereof.
 - C. Pay a fee of Two Hundred Dollars (\$200) for One (1) to Ten (10) Lots, Four Hundred Dollars (\$400) for Eleven (11) to Twenty (20) Lots and Six Hundred Dollars (\$600) for Twenty-One (21) and Higher Lots, and Two Hundred twenty-five (\$225) for Cancellations and Revisions for the examination of each such map or sheet. The other filing fees as required by the County Clerk for the filing of a map or plat of subdivisions or re-subdivisions of real estate shall be paid upon acceptance.
- II. Approval of a plat by the Commissioners Court shall not include acceptance of any streets for maintenance by the County unless the order approving the plat specifically sets forth the acceptance of the streets for county maintenance.
- III. If any action, subsection or paragraph of this order of the Wood County Commissioners Court, or the application thereof, is held invalid for any reason, such invalidity shall not affect any other provision of this order which can be given effect without the invalid provision or application and to this end this order is severable.

SUB-STANDARD SUBDIVISIONS

The County may accept maintenance of any road located in a subdivision provided the roads were constructed in accordance with these regulations. Wood County assumes no responsibility or cost for bringing any road that was not constructed in accordance with these regulations into compliance before acceptance.

PENALTIES

Section 232.005, Local Government Code. ENFORCEMENT IN GENERAL; PENALTY,

(a) At the request of the Commissioners Court, the County Attorney or other prosecuting attorney for the county may file an action in a court of competent jurisdiction to:

(1) Enjoin the violation or threatened violation of a requirement established by, or adopted by the Commissioners Court under a preceding section of this chapter; or

(2) 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, or adopted by the Commissioners Court under a preceding section of this chapter.

(b) A person commits an offense if the person knowingly or intentionally violates a requirement established by, or adopted by the Commissioners Court under a preceding section of this chapter. An offense under this subsection is a Class B misdemeanor. This subsection does not apply to a violation for which a criminal penalty is prescribed by Section 232.0048, Local Government Code.

(c) A requirement that was established by or adopted under Chapter 436, Acts of the 55th Legislature, Regular Session, 1957 (Article 6626a, Vernon's Texas Civil Statutes), or Chapter 151, Acts of the 52nd Legislature, Regular Session, 1851 (Article 2372k, Vernon's Texas Civil Statutes), before September 1, 1983, and that, after that date, continues to apply to a subdivision of land is enforceable under Subsection (a). A knowing or intentional violation of the requirement is an offense under Subsection (b).

LAND PLANNING AND SITE EVALUATION

I. Property that will use an OSSF for sewage and disposal shall be evaluated for overall site suitability. The following requirements apply to all sites where an OSSF may be located:

A. Residential Lot Sizing

1. Platted or un-platted subdivision served by a public water supply.

(a) Subdivisions of single family dwellings platted or created after the effective date of this section, served by a public water supply and

using individual OSSF for sewage disposal shall have lots of at least 1/2 acre usable property. (No easements/right-of-way/save and except property)

(b) Platted or unplatted subdivisions not served by public water supply

2. Subdivisions of single family dwellings platted or created after the effective date of this section, not served by a public water supply and using individual OSSF, shall have lots of at least 1 acre usable property. *(No easements/right-of-way/save and except property)*

B. Manufactured Housing Communities or Multi-unit residential Developments

1. The owners of manufactured housing communities or Multi-Unit residential developments that are served by an OSSF and rent or lease space shall submit a sewage disposal plan to the permitting authority for approval. The total anticipated sewage flow for the individual tract of land shall not exceed 5,000 gallons per day. The plan shall be prepared by a professional engineer or professional sanitarian.

II. Approval of OSSF systems on existing small lots or tracts.

A. Existing small lots or tracts, that do not meet the minimum lot size requirements under subsection 1.1.1.1 or 1.1.1.2 of this section and were either subdivided before January 1, 1988, or had a site-specific sewage disposal plan approved between January 1, 1988, and the effective date of this section, may be approved for an OSSF provided:

1. Minimum separation distances in Section 285.31(d) relating to General Criteria for Treatment and Disposal Systems are maintained.
2. The site has been evaluated according to Section 285.30 relating to Site Evaluation; and
3. All other requirements of this order regarding treatment and disposal are met.

III. Water Wells

All water wells must meet TCEQ standards as stated in the Texas Administrative Code §76.001 and 290.41

IV. Review of Subdivision or Development Plans

Before the permit process for individual OSSF can begin, persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments,

business parks, or other similar uses and using OSSF for sewage disposal shall submit planning materials for these developments to the permitting authority. The planning materials shall be prepared by a professional engineer or professional sanitarian and shall include an overall site plan, topographic map, 100-year floodplain map, soil survey, location of water wells, locations of easements as identified in Section 285.91(10) relating to Tables, and a complete report detailing the types of OSSF to be considered and their compatibility with area-wide drainage and groundwater. A comprehensive drainage plan shall also be included in these planning materials. The permitting authority will either approve or deny the planning materials, in writing, within forty-five (45) days of receipt.

- V. It is the responsibility of the owner to see that all lots comply with any requirements imposed by the Endangered Species Act, and any and all other State or Federal laws or regulations that affect land use or development. Approval under this order should not be interpreted to imply that Wood County has found the subdivision (or any part of it) to be in compliance with these other laws and regulations. Wood County does not enforce them, and cannot give any advice or suggestions regarding compliance.

ROAD ALIGNMENTS

- I. Streets shall be laid out so as to align with existing streets in adjoining or nearby subdivisions, leaving the possibility of connecting such subdivisions with a minimum of road construction. No voids may be left within the subdivision with the intent of avoiding responsibility for constructing roads or bridges, nor along the subdivision boundary to avoid connecting with adjacent subdivisions or roads.
- II. Cul-de-sacs may be permitted where the contour or other topographical features of the land makes it impractical to plat with connecting streets. Cul-de-sacs shall be no longer than six hundred (600) feet, and shall have a turn-around at the end with a minimum radius of fifty (50) feet.
- III. Alignment of Street Centerline: The horizontal alignment of the centerlines of streets shall consist of tangent, or straight, lines connected by circular curves. Circular curves shall comply with the minimum requirements shown in Appendix C-1.
- IV. "Ell" Intersection: An Ell Intersection is a change in direction of a street centerline without intersecting tangent lines being connected by a circular curve. An Ell Intersection is shown in Appendix C-1. Ell intersections shall not be permitted.
- V. The vertical alignment of the centerlines of streets consists of intersecting tangent lines (grade lines) connected by parabolic curves. The vertical alignment of the centerlines of streets shall comply with the following requirements:

Maximum Grade of Tangents	12%
K Value for Crest Vertical Curves	28%
K Value for Sag Vertical Curves	35%

K value multiplied by the algebraic difference in grade of the intersecting tangents will give the vertical curve in feet to provide for safe stopping sight distance.

VI. Cross Section Requirements

- A. The developer may use either road section with ditches or a road section with concrete curb and gutter. The section elected to be used shall be used throughout the subdivision.
- B. Roads constructed with ditches shall comply with the minimum requirements shown in Appendix C-2.

VII. Right-of-Way

- A. Right-of-way provided for roads shall comply with minimum requirements shown in Appendix C-1 and C-2 of 60 feet.
- B. Appendix C-1 and C-2 provides that the right-of-way widths shall be increased when the depth of the cut or depth of fill exceeds the minimum. Right-of-way widths shall be sufficient to accommodate the proposed road section.
- C. At the time of acceptance of the roads for maintenance by the County all right-of-way lines shall be properly marked with minimum one-half (1/2) inch diameter by two (2) feet long iron rods. All points of change of direction of right-of-way lines and the beginning and ending points of all curves shall be marked with an iron rod.
- D. Easements for drainage of rain water run-off shall be provided on the downstream side at all points where concentrated water leaves the road right-of-way. Easements for drainage shall be a minimum twenty (20) feet wide, and shall terminate at the point on the boundary line of the subdivision where the flow of concentrated water leaves the subdivision.

IX. Base and Surfacing

- A. Base: The base shall consist of a compacted, stable material meeting the following requirements:

Retained on 2 ½ " Sieve	0%
Maximum Liquid Limit	35%
Maximum Plasticity Index	12%

The base may consist of the in-place soil provided it meets the above requirements. If the in-place soil does not meet these requirements it shall be required that material which does meet these requirements be hauled in to construct the base.

The base shall be constructed to the widths and compacted depths shown in Appendix C-1 if ditches are to be constructed, or as shown in Appendix C-2 if curb and gutter is to be constructed.

The base, whether satisfactory in-place soil or hauled-in soil, shall be compacted to a uniform density and shall be stable under traffic. All areas which are soft, yielding, shoving, rutting, or otherwise unstable shall be reworked as necessary to provide a stable base.

- B. Surface: The surface shall, as a minimum, consist of an oil-sand mixture compacted to the widths and depths shown in Appendix C-1 if ditches are to be constructed, or as shown in Appendix C-2 if curb and gutter is to be constructed. The oil-sand mixture shall meet the requirements shown by Section XI Construction.
- C. The County will not accept an oil-sand surface which is not densely compacted and stable. Soft, yielding, shoving, rutting, or otherwise unstable surfaces shall not be accepted.
- D. The 2 inch compacted depth oil-sand mixture shall contain a minimum of two and one-half (2 ½) gallons of oil per one (1) square yard of surface area. Additional oil shall be required if needed to provide a stable mixture.

X. Erosion Control

- A. Soil erosion is a significant problem where soil has been exposed after vegetation has been destroyed by grading operations. Soil erosion on these bare soil areas can be controlled by establishing a vegetative cover. It shall be the developer's responsibility to establish a vegetative cover on all bare soil areas. Screening must be used to control erosion.
- B. The vegetative cover shall be established after all grading operations have been completed in accordance with the requirements in Appendix C-1 or C-2 and to the satisfaction of the County.
- C. Mulch sod, a mixture of top soil and Bermuda grass, shall be placed on all bare soil areas at the rate of one cubic yard of mulch sod to nine (9) square yards of bare soil area. Prior to placing the mulch sod, fertilizer shall be applied to the area at a rate of 0.15 pound per square yard. The mulch sod shall be shaped to the lines and dimensions shown in Appendix C-1 or C-2.
- D. When approved by the Commissioner, other methods for establishing a vegetative cover may be used. Other methods include the seeding of the area with an approved grass, and sprigging the areas with an approved grass.

- E. At the time of acceptance of the road by the County for Maintenance a satisfactory growing vegetative cover shall have been established on all bare soil areas by the developer.

DRAINAGE

- I. The developer shall bear the full cost of all drainage structures, including culverts, bridges, inlets storm sewers, manholes, and sub drains required to carry rainwater or ground water on or across the property regardless of its origin.
- II. The developer shall be responsible for the determination of the drainage area characteristics required to determine the proper size drainage structures to safely convey the design storm water run-off. Drainage structures shall be sized in accordance with the following requirements:

The size of pipe culverts shown below will be acceptable for the size of the drainage area shown:

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

If the developer elects to provide culvert sizes based on these acceptable sizes he shall provide the Commissioners Court with the size drainage areas certified to by a Registered Public Surveyor or Registered Professional Engineer. Drainage areas can be determined by the use of U.S. Geological Survey topographic maps or by the use of Department of Agriculture aerial photographs.

The size of culvert required for all drainage areas larger than 320 acres must be determined in accordance with the following Section III. The size of culvert required for drainage areas less than 320 acres may also be determined in accordance with the following Section III.

- III. Hydrology calculations to determine design run-off and hydraulic calculations to determine the size of drainage culvert required to safely accommodate the design run-off, as may be required by the preceding Section II, shall be made by a Registered Professional Engineer. All data calculations for determining the size of drainage structure shall be certified to by the Engineer and submitted in writing to the Commissioners Court at the time the plat for the proposed subdivision is submitted.

The minimum acceptable run-off to be used for computing the required size of the drainage structure shall be determined in accordance with the methods contained in the "Hydraulic Manual" of the TX DOT.

The minimum design frequency to be used for determining run-off shall be two (2) years.

The minimum size drainage structure required to safely convey the design run-off shall be determined in accordance with the methods contained in the "Hydraulic Manual" of the TX DOT.

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

- IV. All drainage structures, to be provided in a subdivision shall be constructed of reinforced concrete. Pipe culverts shall be reinforced concrete pipe or TX DOT plastic pipe meeting the requirements of Item 464. Reinforced Concrete Pipe Culverts, of the 2004 Standard Specifications of TX DOT. The structural design for box culverts and bridges shall be made and certified to by a Registered Professional Engineer.

XI. CONSTRUCTION

- A. The oil-sand mixture shall consist of a clean sand and oil meeting the following requirements:

SAND:	Plasticity Index shall not exceed	9	
	Retained on No. 60 Sieve	Min. 10%	Max 35%
	Passing on No. 200 Sieve	Min. 5%	Max 15%

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

- B. Pipe drainage culverts shall meet the requirements of Item 464 of the Standard Specifications for Construction of TX DOT. Pipe drainage culverts shall be reinforced concrete construction.
- C. Driveways should be constructed so to be safe for users of the driveway and for the traveling public. Steep driveways should be avoided.
- D. Driveway construction shall not exceed the limitations shown in Appendix C-6.

XII. **WOOD COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS WOOD COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF OBLIGATION OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.**

XIII. Repairs to streets or roads accepted for final maintenance by the Wood County Commissioners Court may not be made using the original base or surface materials. This is a discretionary decision to be made by the respective Commissioner based on traffic levels, cost, and materials available, among other factors.

Note: All private roads, drives and streets will be signed by the developer in a manner that indicates its private status.

UTILITIES

- I. All underground utilities located on road right-of-way shall be placed within five feet (5') of the right-of-way line. All underground utilities shall have a minimum depth of soil cover of thirty inches (30") after all grading of the road has been completed.
- II. All pole line utilities located in road right-of-way shall be placed within one foot (1') of the right-of-way line. All poles and guy wire anchors shall be placed within one foot (1') of the right-of-way-line.
- III. Public utilities may be located on a public road right-of-way after permission to do so has been granted by the County. A public utility wishing to locate a facility on a County road may apply in writing to the Commissioners Court to do so. The application must show the type of utility, the road and road limits on which it is to be placed, the location on the right-of-way it is to be placed, the depth in ground for all underground utilities, the name-address-phone number of the person responsible with the company, and the date work to install the utility will begin.
- IV. Crossing a County Road with a Utility
 - A. All underground utilities which must cross a County road must so do by boring. No open trench cuts will be allowed. All underground utilities must have a minimum of 30 inches (30") of cover at all points and encased.
 - B. All overhead utilities which cross a County road must have the minimum clearance prescribe by law.

ENCROACHMENTS

- I. Advertising signs and other private signs shall not be permitted to be placed on the right-of-way of any County road, except that street name signs approved by the County Commissioners Court may be erected on the County road right-of-way. All street name signs shall be furnished at the sole expense of parties other than the County.
- II. Concrete work, brick work and masonry work not a part of the road drainage system or pavement system shall not be allowed on the County road right-of-way except as otherwise permitted in these policies. Entrance gates, private retaining walls, private roads and other such private concrete, brick or masonry work shall not be allowed on the County road right-of-way.
- III. Supports for mail boxes may be either timber or metal. The maximum width of a timber support shall be four inches (4"). Metal supports shall not weigh more than three (3) pounds per linear foot. Concrete, brick masonry or other massive mail box supports shall not be allowed.
- IV. Planting or constructing landscaping on the right-of-way of County roads shall not be permitted. Landscaping shall include trees, shrubs, vines, flowers and other decorative plantings, as well as the construction of landscaping appurtenances.
- V. Fences shall not be permitted on the right-of-way of County roads. Fences may be placed on the right-of-way line of County roads.

PRIVATE SUBDIVISIONS

- I. Private with Subdivision Association
 - A. The developer may elect to designate the subdivision private and establish an association of subdivision property owners for the purpose of constructing and maintaining streets, utilities, parks, and other subdivision general use facilities; and provide in the subdivision restrictions that property owners must be an association member and pay dues, fees and maintenance charges for the purpose of constructing and maintaining association facilities and for providing for association services.
 - B. When a developer has designated a subdivision private, has established a subdivision association as a corporate enterprise, has provided in the subdivision restrictions that property owners must become members of the association, and has recorded the subdivision regulations in the Wood County Deed Records, the Commissioners Court will not require that subdivision roads be constructed or bond be made for construction of roads prior to approval of the plat by Commissioners Court. The construction and maintenance of such roads shall be the entire responsibility of the developer and the association.

- C. The plat for the subdivision shall contain the Owner's Statement shown in Appendix C of these regulations

II. Private without Subdivision Association

- A. The developer may elect to designate the subdivision private without establishing an association of subdivision property owners for the purpose of constructing and maintaining streets, utilities, parks, and other general use facilities, it being the developer's intention to construct and maintain subdivision facilities at his own expense.
- B. When a developer has elected to designate a subdivision private without corporate enterprise, the Commissioners Court will not approve the plat for the subdivision until either the subdivision roads have been constructed and approved in accordance with the requirements of these regulations, or the developer has provided the prescribed bond for construction of the roads. Approval of the plat by the Commissioners Court will not be given until either the roads have been constructed, or the developer has given satisfactory bond for the construction of the roads.
- C. The plat for the subdivision shall contain the Owner's Statement shown in Appendix C of these regulations.

PURPOSE FOR APPENDIX "A" ATTACHED HERETO

- I. All provisions of Chapter 232, Subchapter A of the Local Government Code, where not in conflict with this order, apply to Wood County.
- II. The purpose for Appendix "A" is to incorporate the exact wording of State Law into this order.
- III. The County, pursuant to Section 232.0015(a) of the Local Government Code, has created additional exceptions to the requirements for a plat in this county.
- IV. Additionally, Appendix "A" set forth specific actions the owner/subdivider/developer must take before a tract is divided, sold or conveyed.
- V. Additionally, all persons are put on notice that Wood County has signed inter-local agreements with the municipalities in this county that governs the subdivision regulation within the Extra Territorial Jurisdiction of each municipality.

PURPOSE FOR APPENDIX "B" ATTACHED HERETO

- I. The purpose for Appendix "B" is to provide the certification necessary for plat approval.

PURPOSE FOR APPENDIX "C" ATTACHED HERETO

- I. The purpose for Appendix "C" is to provide the necessary drawings and illustrations for reference as mentioned in this document.

**APPENDIX A
PLATTING GUIDELINES**

LOCAL GOVERNMENT CODE

CHAPTER 232. COUNTY REGULATION OF SUBDIVISIONS

SUBCHAPTER A. SUBDIVISIONS PLATTING REQUIREMENTS IN GENERAL

Section 232.001. PLAT REQUIRED

(a) The owner of a tract of land located outside the limits of a municipality must have a plat of the subdivision prepared if the owner divides the tract into two or more parts to lay out:

(1) A subdivision of the tract, including an addition

(2) lots; or

(3) 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, alley, squares, parks, or other parts.

(a-1) A division of a tract under Subsection (a) includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

(b) To be recorded, the plat must:

(1) Describe the subdivision by metes and bounds;

(2) Locate the subdivision with respect to an original corner of the original survey of which it is a part; and

(3) state the dimensions of the subdivision and of each lot, street, alley, square, park, or other part 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 street, alley, square, park, or other part.

(c) The owner or proprietor of the tract or the owner's or proprietor's agent must acknowledge the plat in the manner required for the acknowledgement of deeds.

(d) The plat must be filed and recorded with the county clerk of the county in which the tract is located.

(e) The plat is subject to the filing and recording provisions of Section 12.002, Property Code.

Section 232.0013. CHAPTER-WIDE PROVISION RELATING TO REGULATION OF PLATS AND SUBDIVISIONS IN EXTRATERRITORIAL JURISDICTION.

The authority of a county under this chapter relating to the regulation of plats or subdivisions in the extraterritorial jurisdiction of a municipality is subject to any applicable limitation prescribed by an agreement under Section 242.001 or by Section 242.002.

Section 232.0015 EXCEPTIONS TO PLAT REQUIREMENT.

(a) To determine whether specific divisions of land are required to be platted, a county may define and classify the divisions. A county need not require platting for every division of land otherwise within the scope of this subchapter.

(b) Except as provided by Section 232.0013, this subchapter does not apply to a subdivision of land to which Subchapter B applies

(c) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

(1) The owner does not lay out a part of the tract described by Section 2332.001 (a)(3); and

(2) The land is to be used primarily for agricultural use, as defined by Section 1-d, Article VIII, Texas Constitution, or for farm, ranch, wildlife management, or timber production use within the meaning of Section 1-d-1, Article VIII, Texas Constitution.

(d) If a tract described by Subsection (c) ceases to be used primarily for agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements of this subchapter apply.

(e) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into four or fewer parts and does not lay out a part of the tract described by Section 232.001(a)(3) to have a plat of the subdivision prepared if each of the lots is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity as determined under Chapter 573, Government Code. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this subchapter apply.

(f) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

(1) All of the lots of the subdivision are more than 10 acres in area; and

(2) The owner does not lay out a part of the tract described by Section 232.001(a)(3).

(g) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts and does not lay out a part of the tract described by Section 232.001(a)(3) to have a plat of the subdivision prepared if all the lots are sold to veterans through the Veterans' Land Board program.

(h) The provisions of this subchapter shall not apply to a subdivision of any tract of land belonging to the state or any state agency, board, or commissioner or owned by the permanent school fund or any other dedicated funds of the state unless the subdivision lays out a part of the tract described by Section 232.001(a)(3).

(i) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

(1) The owner of the land is a political subdivision of the state;

(2) The land is situated in a floodplain; and

(3) The lots are sold to adjoining landowners

(j) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two parts to have a plat of the subdivision prepared if:

(1) The owner does not lay out a part of the tract described by Section 232.001(a)(3); and

(2) one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of this chapter.

(k) A county may not require the owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts to have a plat of the subdivision prepared if:

(1) The owner does not lay out a part of the tract described by Section 232.001(a)(3); and

(2) All parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract.

ADDITIONAL WOOD COUNTY EXCEPTIONS;

(l) A plat is not required when a public road or highway divides a tract into two or more tracts and the remaining are less than ten (10) acres. These remaining tracts can be conveyed by metes and bounds; however if the developer wishes to subdivide one of these remaining tracts further, and the tracts do not fit any exceptions, then a plat is required.

(m) A plat is not required when two adjacent landowners adjust or change the property lines which separate their respective tracts, so long as there are the same number of tracts and owners after the transaction, as existed before the transaction. This exemption applies whether the transaction requires an exchange of land by both owners, or only a transfer of land from one owner to the other, and whether the transaction takes the form of a sale or of an exchange in kind. However, any land added to a tract through such a transaction shall become an integral part of that tract, and may not be separately conveyed except in compliance with the subdivision laws. Each resulting tract shall, of course, be subject to the minimum lot size requirements of these Regulation and other applicable laws. This exception does not apply if the adjustment will change the boundary between two legally platted lots, or subtract land from a legally platted subdivision.

(n) A plat is not required when a smaller tract is surveyed out of the larger tract solely for the purposes of obtaining financing for purchase or improvement of that part of the property, provided that possession and primary beneficial ownership of the entire tracts are intended to remain unified.

(o) A plat is not required when a smaller tract is created by the legitimate foreclosure of a valid lien on a part of the larger tract. This provision does not exempt sham transactions or foreclosures staged to avoid the platting requirements.

(p) A plat is not required when a smaller tract is created by a larger tract by a court with appropriate jurisdiction. This provision does not exempt sham transactions or partitions staged to avoid the platting requirement.

(q) A plat is not required when the owner of two (2) or more distinct adjacent tracts sells one or more of them so long as all existing tracts remain in tact. To be "distinct" the tracts must have a history of separate use.

(r) An owner of a tract of land located outside the limits of a municipality who divides the tract into two parts is not required to have a plat of the subdivision prepared if:

(1) Both lots in the subdivision are more than ten (10) acres in area; and

(2) The owner does not lay out a part of the tract described in Section 232.001(a)(3) of the Local Government Code; and

(s) A plat is not required when a governmental entity purchases land for the purpose of building a public water supply reservoir and a larger tract is divided into two or more smaller tracts and

the smaller tracts are each less than ten acres. These smaller tracts can be conveyed by metes and bounds; however, if the owner of the large and smaller tracts wishes to subdivide one of the smaller tracts further, and the tracts do not fit any exceptions, then a plat is required.

SUBJECT TO THE EXCEPTIONS SET FORTH ABOVE CREATED BY THE LOCAL GOVERNMENT CODE PROVISIONS OF SUBCHAPTER A OF CHAPTER 232 AND THE ADDITIONAL WOOD COUNTY EXCEPTIONS LISTED ABOVE; NO LAND IN WOOD COUNTY SHALL BE DIVIDED, SOLD OR CONVEYED UNTIL THE OWNER/SUBDIVIDER/DEVELOPER SHALL FIRST HAVE THE FINAL SUBDIVISION PLAT APPROVED BY THE COMMISSIONERS' COURT AND THEN SAID APPROVED FINAL SUBDIVISION PLAT SHALL BE FILED WITH THE WOOD COUNTY CLERK IN THE MAP RECORDS OF THE COUNTY.

APPENDIX B
PLAT LANGUAGE AND CERTIFICATIONS
Wood County, Texas

The following are examples of general plat language and certifications that may apply partly or wholly to a particular subdivision. This appendix, however, is not all inclusive and additional and/or revised language and/or certifications may be required based on individual circumstances, as determined by the Wood County Commissioners Court.

Individual Property Owner(s) Certification (except plats for private street subdivisions):

THE STATE OF TEXAS §
COUNTY OF WOOD §

That I (We), _____, being the owner(s) of the property described above and wishing to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled "_____ to Wood County, Texas" as my (our) legal subdivision of same and do hereby dedicate all rights-of-way and/or easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and/or easements shall be placed at no risk or obligation to the public and Wood County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Wood County pertaining to said subdivision.

(Signature)
Printed Name of Property Owner(s)
Mailing Address
City, State and Zip Code

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public In And For The State of Texas

My Commission Expires On: _____

Corporation or Partnership Certification (except plats for private street subdivisions):

THE STATE OF TEXAS §
COUNTY OF WOOD §

That I (we) _____ of (name of corporation/partnership) , acting herein by and through its duly authorized officers and being the owner(s) of the property described above and wishing to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled “_____ to Wood County, Texas” as our legal subdivision of same and do hereby dedicate all rights-of-way and/or easements shown hereon to the use of the public forever. Any private improvements placed in said rights-of-way and/or easements shall be placed at no risk or obligation to the public and Wood County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Wood County pertaining to said subdivision.

Name of Corporation _____

(signature) _____

Printed Name of Authorized Representative/Partner _____

Title _____

Mailing Address _____

City, State and Zip Code _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed, in his (her) capacity as _____ of _____, a Texas corporation (limited partnership), on behalf of said corporation (partnership).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public In And For The State of Texas

My Commission Expires On: _____

Corporation or Partnership Certification (for plats with private street subdivisions):

THE STATE OF TEXAS §
COUNTY OF WOOD §

That I (we) _____ of (name of corporation/partnership), acting herein by and through its duly authorized officers and being the owner(s) of the property described above and wishing to subdivide same into lot(s) and block(s), do hereby adopt this plat attached hereto and titled "_____ to Wood County, Texas" as our legal subdivision of same and do hereby dedicate to the owners of the lots in said subdivision, public utilities serving said subdivision, emergency services providers with jurisdiction and public service agencies, the use of all the private streets and other easements shown hereon and do hereby grant an express easement across said private streets shown hereon for the use, benefit and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement and for the mutual benefit, use and accommodation of all public utility entities. All streets shown hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets. The sale of the lot(s) shown on this plat shall be made therewith subject to the restrictions and conditions recorded in the Texas Real Property Records of Wood County pertaining to said subdivision.

Name of Corporation

(Signature)

Printed Name of Authorized Representative/Partner

Title

Mailing Address

City, State and Zip Code

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed, in his (her) capacity as _____ of _____, a Texas corporation (limited partnership), on behalf of said corporation (partnership).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public In And For The State of Texas

My Commission Expires On: _____

Deed of Trust (Lien) Holder Acknowledgement:

The Deed of Trust (Lien) Holder signed below hereby acknowledges that they have reviewed the subdivision of the property described in the above dedication and are familiar with the effect of this subdivision on property on which they hold a deed of trust (lien). Those signing below hereby concur in and join in the dedication of the property described in the above dedication.

Name of Deed of Trust (Lien) Holder:

Mailing Address

City, State and Zip Code

By: _____

Printed Name of Authorized Official

Title: _____

Property on which you hold a Deed of Trust (Lien):

“_____ to Wood County, Texas”

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public In And For The State of _____

My Commission Expires On: _____

Wood County Commissioners Court Certification:

I hereby certify that the attached and foregoing plat and field notes of "_____, to Wood County, Texas" was approved by the Wood County Commissioners Court on this the ____ day of _____, 20____, such approval not to be construed as an obligation on the part of the County for the construction and/or maintenance of any road(s) or other improvements shown thereon.

Wood County Commissioners' Court

By: _____
(County Judge's Name)
Wood County Judge

Commissioner Precinct 1

Commissioner Precinct 3

Commissioner Precinct 2

Commissioner Precinct 4

Surveyor's Certifications:

I do hereby certify that I made an actual and accurate survey of the property on the ground by men working under my supervision during the month of _____, 20____, and that all markers or monuments are correctly shown.

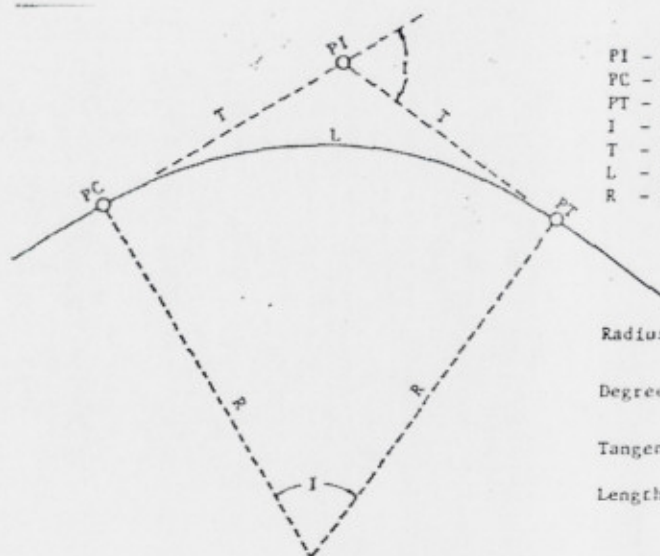
Surveyor's Seal

Name of Surveying Company or Surveyor

By: _____
(Surveyor's Name)

R.P.L.S. # _____

APPENDIX C
DRAWINGS



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

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

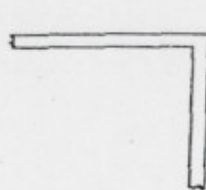
Degree of Curve: $D = 100 \frac{I}{L}$

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

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

ELEMENTS OF CIRCULAR CURVE

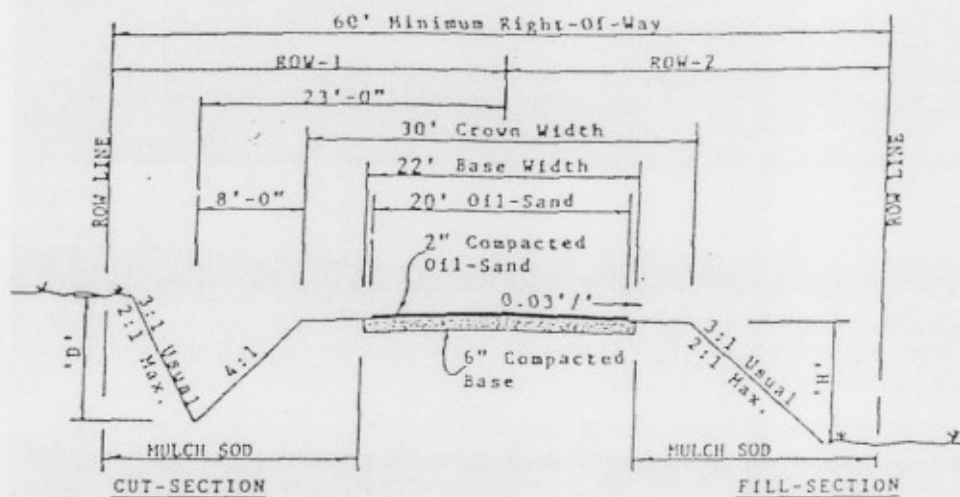
CURVE REQUIREMENTS		
CENTRAL ANGLE	MAXIMUM DEGREE OF CURVE	MINIMUM LENGTH OF TANGENT
0° To 2°59'	None Required	
3° To 15°59'	4°00'	200'
16° To 31°59'	8°00'	200'
32° To 48°59'	18°00'	150'
49° & Over	23°00'	100'



"ELL" INTERSECTION
 (Not Permissible)



"T" INTERSECTION



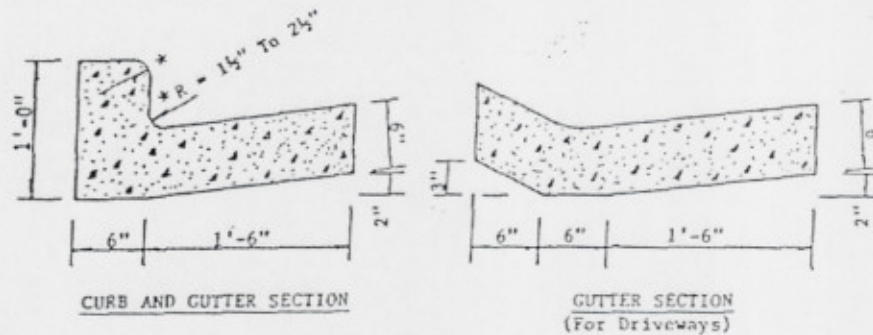
TYPICAL ROAD SECTION WITH DITCHES

MINIMUM R.O.W.
FOR CUT SECTIONS

'D' (Ft.)	ROW-1 MINIMUM
0' To 2'	30'
2' To 6'	35'
6' To 8'	40'
8' To 11'	45'

MINIMUM R.O.W.
FOR FILL SECTIONS

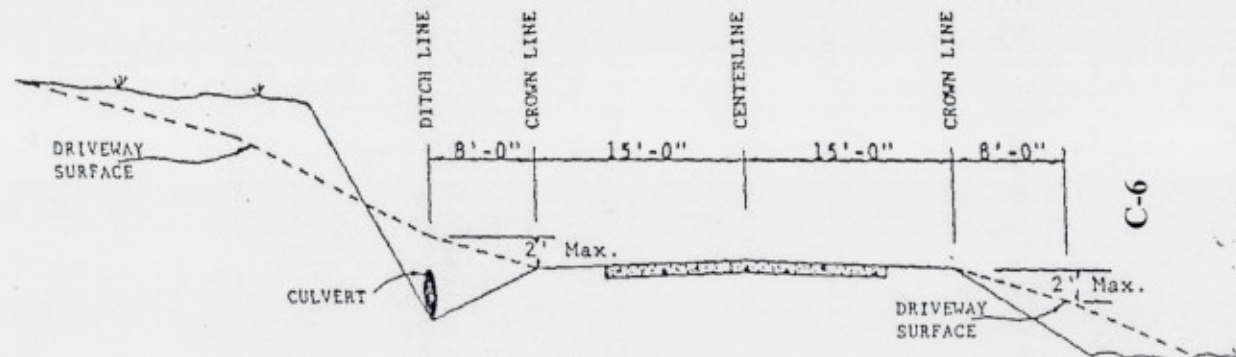
'H' (Ft.)	ROW-2 MINIMUM
2' To 7'	30'
7' To 10'	35'
10' To 12'	40'
12' To 15'	45'



TYPICAL CONCRETE CURB AND GUTTER SECTIONS

GENERAL NOTES:

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



DRIVEWAY IN CUT SECTION

DRIVEWAY IN FILL SECTION

TYPICAL SECTION SHOWING
DRIVEWAY REQUIREMENTS

GENERAL NOTES

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