

ORDINANCE NO. 2000-20

AN ORDINANCE TO AMEND ORDINANCE NO. 85-46
PASSED ON JULY 9, 1985 SAID ORDINANCE BEING
COMMONLY KNOWN AS "THE SUBDIVISION
ORDINANCE OF THE CITY OF RICHMOND."

BE IT ORDAINED by the City Commission of the City of Richmond, Texas:

Certain portions of Ordinance No. 85-46, commonly known as "The Subdivision Ordinance of the City of Richmond," as amended, are hereby amended to read as follows:

SECTION 5. DESIGN STANDARDS

A. Streets

13. Dead-end streets, designed to be so permanently, shall not be longer than four hundred and fourteen (414) feet as measured from the centerline of the intersected street to the back of curb at the end of the cul-de-sec and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet, and a street property line diameter of at least one hundred (100) feet. Dead-end streets of longer length shall be only approved by application for and the granting of a Variance by the City Commission. Dead-end street lengths in large lots, low density, rural type subdivisions shall be reviewed by the City on a case by case basis.

For Dead-end streets greater than 414 feet in length as may be approved by the granting of a Variance by the City Commission, the full length, except for the ending 414 feet shall have an increased width, back to back of curb, of 30 feet.

SECTION VI.

B. Minimum Standards

The following minimum standards for improvements shall be complied with in each subdivision or addition before Approval of a Final Plat by the City Commission.

I. Street Pavement

c. Widths of paving for the various type of street shall not be less than the following, back of curb to back of curb:

Street Type	Right-of-Way Width With Curb & Gutter	Right-of-Way Width Open Ditch	Pavement Width
Major Thoroughfare or Arterial Street	120'	160'	2 -24' Lanes with 30' Median
Collector Street	80'	100'	41'
Minor Residential Street	60'	70'	28'

3. Concrete Pavement

All concrete pavement shall conform to the requirements of City of Richmond Standard Specifications and Standard Construction Details, latest edition, which shall be obtained from the City Engineer. The concrete pavement shall be designed based on information developed by a Geotechnical Engineer. A copy of the Geotechnical Report shall be submitted to the City Engineer for review with the Plans and Specifications.

A materials testing laboratory retained by the developer shall review and report on the concrete batch design. Copies of all field test results shall be furnished to the City Engineer.

A. Residential Subdivision Streets

All concrete shall be a minimum of 6 inch uniform thickness, 3,000 PSI reinforced with #4 (1/2") steel reinforcing spaced 18" inches center to center each way. Minimum width, back of curb to back of curb to be 28 feet. In developments where no curbs are to be used, a thickened edge pavement is required. The thickened edge is to be 8 inches thick decreasing to 6 inches at a point four (4) feet from the edge of pavement.

B. Major Thoroughfare Streets

All concrete shall be a minimum of 7 inch uniform thickness, 3000 PSI, reinforced with #4 (1/2) steel reinforcing spaced 18" inches center to center each way. Minimum width for a one-half roadway section to be 25 feet back to back of curb. In developments where no curbs are used, a thickened edge pavement is required. The thickened edge to be a minimum of 9 inches thick decreasing to the pavement thickness at a point four (4) feet from the edge of pavement.

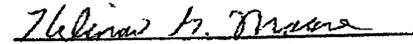
C. Expansion Joints

All expansion joints shall be spaced at no greater than sixty (60) feet on center using standard load transmission devices and are to be sealed with an approved joint sealant compound as quickly as possible after concrete has been laid.

The City Secretary shall note the date of introduction and passage of this Ordinance in the minutes of the meeting. This Ordinance shall become effective the date of its passage.

Passed and Approved at a regular meeting of the City Commission of the City of Richmond, at which meeting a quorum was present, on the 9th day of October, 2000.

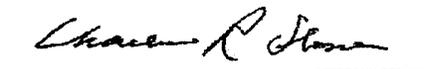
APPROVED:


HILMAR G. MOORE, Mayor

ATTEST:


MONA MATAK, City Secretary

APPROVED AS TO FORM:


CHARLES R. SLONE, Attorney