

ORDINANCE NO. 85-46

PLATTING ORDINANCE

AN ORDINANCE ADOPTING AND PROMULGATING RULES AND REGULATIONS GOVERNING THE PLATTING OF LAND INTO SUBDIVISIONS, IN THE CITY OF RICHMOND AND WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CORPORATE LIMITS OF THE CITY OF RICHMOND, AND REQUIRING PLATS TO CONFORM TO SUCH RULES AND REGULATIONS IN ORDER TO PROCURE THE APPROVAL OF THE CITY COUNCIL OF THE CITY OF RICHMOND, DEFINING TERMS, FORBIDDING TRANSFERS OF LAND WITHOUT COMPLYING WITH THE TERMS OF THIS ORDINANCE PROVIDING PENALTIES FOR VIOLATION OF ANY OF THE PROVISIONS THEREOF, AND PROVIDING FOR THE PARTIAL VALIDITY OF SAID ORDINANCE AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE. BE IT ORDAINED BY THE COUNCIL OF THE CITY OF RICHMOND, TEXAS.

EXCERPTS FROM VERNON'S PENAL CODE OF THE STATE OF TEXAS ANNOTATED:

- Art. 1137h. Recording maps or plats of subdivisions of real estate.
- Art. 427b. County Clerk's failure of duty as to recording plats.
- Art. 6626a. Subdivision plats, recording, Commissioners Court.
- Art. 974a. Platting and recording subdivision plat and additions.

SECTION I. GENERAL

Before any plant, plat or re-plat of a subdivision or addition of land in the City of Richmond, Fort Bend County, Texas, or within 1 mile of the City of Richmond shall be recorded with the County Clerk of Fort Bend County, Texas, it shall be first approved by the City Commission of the City of Richmond in conformity with Article 974a, Vernon's Annotated Civil Statutes and the provisions of this ordinance.

No transfer of land in the nature of a subdivision as defined herein shall be exempt from the provisions of this Ordinance even though the instrument or document of transfer may describe land so subdivided by metes and bounds. The filing of any plan, plat or re-plat without complying with the requirements of this Ordinance, or the transfer of land by the filing of any instrument in the nature of a conveyance without having first

complied with the requirements of this ordinance shall be deemed a violation of the provisions of this Ordinance. There is, however, exempted from the provisions of this Ordinance any conveyance any land or interest in land to or from the United States Government, State of Texas, Fort Bend County, City of Richmond, Lamar School District.

SECTION 2. DEFINITIONS

For the purpose of these regulations, which shall be known as and may be cited as City of Richmond Subdivision Regulations, certain word used herein are defined as follows:

A. **SUBDIVISIONS:** The term "Subdivision" means the division of any lot, tract, or parcel of land into two or more parts, lots or sites, for the purpose, whether immediate or future, of sale or division of ownership. This definition also includes the re-subdivision of land or lots which are a part of a previously recorded subdivision. Divisions of land for agricultural purposes, and where no building construction is involved, in parcels of five acres or more, shall not be included within this definition of subdivision, unless any such subdivision of five acres or more includes the planning or development of a new street or access easement. An addition is a subdivision as defined herein.

B. **STREETS AND ALLEYS.** The term "street" means a way for vehicular traffic, whether designated as a street, highway, thorofare, freeway, parkway, thoroughway, road, avenue, boulevard, land, place, or however otherwise designated.

1. Major thorofares or arterial streets are principal traffic arteries more or less continuous across the city which are intended to connect remote parts of the city and which are used primarily for fast or heavy volume traffic and shall include, but not limited to, each street designated as a major street on the Major Street Plan.

2. Collector Streets are those which carry traffic from minor streets to the major system of arterial streets and highways, including the principal entrance streets of a residential development and streets for circulation within such a development.

3. Minor Residential Streets are those which are primarily for access to the abutting residential properties and which are intended to serve traffic within a limited residential district.

4. Alleys are minor ways which are used primarily for vehicular service access to the back or the side of properties otherwise abutting to a street.

C. **SUBDIVIDER AND/OR DEVELOPER:** The terms "subdivider" and

"Developer" are synonymous and are used interchangeably, and shall include any person, partnership, firm, association, corporation, and/or any officer, agent, employee, servant, and trustee thereof, who does, or participates in the doing of, any act toward the subdivision of land within the intent, scope, and purview of this Ordinance. The singular shall include plural, and the plural shall include the singular.

D. Shall and may: As used herein, the word "shall" is mandatory, the word "may" is permissive.

E. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in municipal planning and engineering practices.

SECTION 3. PROCEDURE FOR SUBMISSION OF PLATS.

A. Pre-application Procedure: Prior to the submission of the preliminary plat the subdivider shall confer with the City Manager on an informal basis to discuss the proposed plat and its conformity with the comprehensive plan, its relationship to surrounding property, availability to utilities, drainage, street pattern, etc.

B. Procedure for Conditional Approval of Preliminary Plat:

1. Following the pre-application conference all persons desiring to subdivide a tract of land within the area above described shall first prepare or cause to be prepared a preliminary plat together with other supplementary information as specified herein, which shall be submitted to the City Manager not less than four (4) days prior to any meeting at which such plat is to be considered by the City Commission.

2. Four (4) copies of the preliminary plat and supplementary material shall be submitted within written application for approval.

3. On receipt of the preliminary plat and other information, the City Commission shall render a decision thereon within thirty (30) days. Such decision may consist of approval, disapproval, or conditional approval. Conditional approval shall be considered to be the approval of a plat or re-plat subject to conformity with prescribed conditions, but shall be deemed to be a disapproval of such plat or re-plat until such conditions are complied with. All objections made to the preliminary plat, or conditions imposed, shall be furnished to the subdivider in writing.

C. Procedure for approval of final plat:

1. After the foregoing procedure has been complied with and a preliminary plat approved or conditionally approved by the City Commission, the subdivider shall prepare or cause to be prepared a final plat, or plats, which plat or plats shall be

filed together with other supplementary information as specified herein, with the City Manager, not less than four (4) days prior to any meeting at which such plat is to be considered.

2. The subdivider may at his discretion, after approval or conditional approval of a preliminary plat, file a final plat or plats covering a portion of the preliminary plat, the remainder of the preliminary plat shall be deemed as approval or conditionally approved herein, provided however, that such approval or conditional approval of the remainder of the preliminary plat shall be limited to a two (2) year period; provided further, however, that the City Council may at its discretion extend such period of validity.

3. When a preliminary plat has been approved and thereafter the subdivider fails to file a final plat of the subdivision or a section thereof within a period of six (6) months, the approval of the preliminary plat shall be void except, however, the City Council may, in its discretion extend such period of validity.

4. Four (4) copies of the final plat and supplementary material shall be submitted with written application for final approval.

5. Upon the filing of said final plat and upon review and approval by the City Manager, the City Council shall render a decision thereon within thirty (30) days of receipt thereof. Said decision may consist of approval, disapproval, or conditional approval. Reasons for disapproval or conditional approval shall be stated by the City Council in writing.

6. On approval of the plat, and the following the signing of the plat by the City Manager and Mayor and City Secretary in the spaces provided which shall allow said plat to be filed with the County Clerk of Fort Bend County, Texas.

7. When a plat is conditional approved, the subdivider may subsequently re-file the final plat, meeting the objections or imposed conditions and following the signing of the plat by the City Manager, the Mayor of the City of Richmond and the City Secretary shall within five (5) days thereafter sign said final plat.

8. Approval of a Final Plat shall be valid for a period of six (6) months provided however, that the period may be extended by the City Council upon written request by the subdivider.

SECTION 4. PLATS AND DATA:

1. The preliminary plat shall be drawn to a scale of 100 feet to the inch or larger and shall include the following:

a. Name of proposed subdivision, North Arrow, Scale and Date.

b. The name of the owner or owners, subdivider, engineer, surveyor, land planner or any other designer responsible for the survey and design.

c. Location of boundary or property lines width and location of platted streets, alleys and easements within or adjacent to the property being subdivided; pipelines, present physical features on the land including natural and artificial water courses, ditches, ravines, culverts, bridges, present structures and any other features directly pertinent to the land being subdivided, location of existing utilities, showing pipe sizes and capacities of sewer and water mains and drainage facilities, outline of any existing wooded areas and the location, species, and size of any important individual trees. Where the property to be subdivided is located upon broken or highly undulating or rough terrain, the City may require a topographic map of the property with contour intervals of two to five feet, with all grades shown thereon tied to City Datum of any public authority that may be established in the area. The description of the property shall include the approximate acreage.

d. The preliminary plat shall show the street system design, location and width of proposed streets, easements, and alleys, building lots and other features and their relationship to streets, alleys and easements in adjacent subdivision. If there are no adjacent subdivisions thereto, a vicinity map of location map, drawn at a smaller scale, shall be submitted along with the preliminary plat, this map to show the boundaries of and ownership of adjacent properties, the location and distance to the nearest subdivision and the manner in which the streets, alleys, easements, and highways of the proposed subdivision may eventually connect with those of the nearest existing subdivision.

e. Classification and designation of the intended uses of land within the subdivision proposed, setting out residential, retail business, industrial, off-street parking, and all other parcels of land intended to be dedicated to public use, such as schools, parks, playgrounds, and other special uses or semi-public uses.

f. Preliminary plan of proposed water distribution system.
Preliminary plan of proposed sewage collection system.
Preliminary plan of on-site and off-site drainage.

g. Where the preliminary plat submitted for approval covers only a part, a unit or increment of the owner's or subdividers' entire holding or ultimate subdivision, a sketch of the prospective future street system of the unsubmitted part shall be furnished and the street system portion of the unsubmitted part shall be furnished and the street system portion submitted for approval will be considered in the light of adjustments and connections with the street system of the part not submitted. It is to be understood that the approval of the preliminary plat by the City does not constitute official

acceptance of the proposed subdivision by the City of Richmond, but does constitute an authorization to begin and proceed with the preparation of the final subdivision plat. There shall be no work done in the field on the proposed subdivision until the final plat has been approved and accepted in an official action by the City and the instrument recorded in the office of the County Clerk except and unless upon the written approval of the City. Approval of the preliminary plat expires at the expiration of six (6) months unless the final plat has been submitted for approval.

FINAL PLAT AND DATA FOR FINAL APPROVAL:

1. The final plat shall be drawn to a scale of one inch equals one hundred feet or larger, in ink on linen, acetate, or mylar with all figures and letters legible and the whole proper for filing for record in the Office of the County Clerk. The final plat shall show the following:

a. The title or name by which the subdivision is to be identified, North point and scale of the plat.

b. The name of the State registered professional engineer, or state licensed or registered land surveyor responsible.

c. A definite legal description and identification of the tract being subdivided which description shall be sufficient for the requirements of title examination. The plat shall be a descriptive diagram drawn to scale, and shall show by reference that the subdivision is a particular portion or part of a previously filed plat or recognized grant or partition, which diagram and description shall show as being included in the subdivision, at least all of the smallest unit of the last filed subdivision, plat or grant out of which the instant subdivision is divided, or so much thereof as is owned by the subdivider.

d. The boundaries of the subdivided property, the location or designation of streets, alleys, parks, and other areas intended to be dedicated or deeded for public use, with proper dimensions. The boundaries of the subdivision shall be clearly indicated by a heavy line and shall be tied by dimension to adjoining tracts.

e. The location of all adjacent streets and alleys, with their names, and the names of adjoining subdivisions with exact location and designation by number or lots and blocks.

f. All lot, block, and street boundary lines, with blocks and lots numbered or lettered consecutively. Building lines and easements shall be shown and shall be defined by dimension. The actual width of all streets shall be shown, measured at right angles or radially, where curved. All principal lines shall have the bearings given and deviation from the norm indicated.

g. Accurate dimensions, both lines and angular, of all

items on the plat; the boundary survey on the site shall close within one in ten thousand (1:10,000). Linear dimensions shall be expressed in feet and decimals of a foot; angular dimensions shall be shown by bearings. Curved boundary shall be fully described and all essential information given; circular curves shall be defined by actual length or radius and not by degree of curve. All data being complete and sufficiently precise to permit accurate location on the ground. Complete dimensional data shall be given on fractional lots.

h. The description and location of all lot and block corners and permanent survey reference monuments shall be shown. Lot markers shall be 1/2 inch reinforcing bar, 24 inches long, or approved equal, and shall be placed at all lot corners flush with the ground.

i. A certification of ownership in fee of all land embraced in the subdivision, and of the authenticity of the plat and dedication, signed and acknowledged by all owners of any interest in said land. The acknowledgement shall be in the form required in the conveyance of real estate. A certificate from each tax collector of a political subdivision in which the property is located must accompany the plat to be recorded in the Office of the County Clerk shall that all taxes owing to the State, County and/or City and any other political subdivision have been paid in full to date. Approval and acceptance of all lien holders shall also be included.

j. A certificate by a registered professional engineer, state licensed or registered land surveyor in charge, duly authenticated, that the plat is true and correct and in accordance with the determination of surveys actually made on the ground. If the engineer or surveyor who prepared the plat did not make the original boundary survey, this fact should be noted in the certificate. Also the certificate should show whether or not the tract is within 1 mile of the city limits of the City of Richmond, Texas, measured in a straight line from the nearest points in the City Limits, unless the information is shown in suitable manner elsewhere on the face of the plat.

k. In addition to other required certificates, the following forms shall be printed on the plat:

STATE OF TEXAS

COUNTY OF FORT BEND

This plat of _____ Subdivision
(Addition) approved by the City Manager of the City of Richmond,
Texas.

This the _____ day of _____, 19_____.

Signed _____
City Manager

STATE OF TEXAS

COUNTY OF FORT BEND

This plat of _____ Subdivision (Addition) approved on _____ (date) by the City of Richmond City Commission, and signed this the _____ day of _____, 19____, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Signed _____ (Mayor)

Signed _____
City Secretary

If a subdivision is located outside the city limits of the City of Richmond, Texas and provides for the dedication of area for streets or other public use, the plat should provide a form in blank to record the acceptance of the plat by the Commissioners Court of Fort Bend County, Texas, as follows:

STATE OF TEXAS

COUNTY OF FORT BEND

I, _____, Clerk of the Commissioners' Court of Fort Bend County, Texas, do hereby certify that this foregoing plat or map was approved and accepted by said Commissioners' Court on the _____ day of _____, 19____, as shown by order or record in minutes of said Court in Vol. _____ at Page _____.

WITNESS my hand and the seal of said Court at office in Richmond, Texas, this the _____ day of _____, 19____.

Clerk of Commissioners' Court
Fort Bend County, Texas

By Deputy

If a subdivision is located in an area not served by a sanitary sewer system and septic tanks are to be used, the following form shall be included on the plat:

STATE OF TEXAS

COUNTY OF FORT BEND

Approved by the Fort Bend County Engineer.

This the _____ day of _____, 19_____.

Sanitary Engineer

1. The final plat submitted to the City Commission and to be filed for record with the County Clerk of Fort Bend County, Texas, shall not show the construction features such as curb lines or public utility lines or other structures not involved in the title covenant.

2. A copy of the final restrictive covenants to govern the nature of the use of property shall be submitted. The City Commission may, in the public interest, require that said restrictive covenants be filed simultaneously with the plat.

3. If said subdivision is planned for the use of the individual septic tanks in lieu of a sanitary sewer system and/or falls under the Large Tract Division category and defined herein below of the Ordinance, the restrictions shall provide that the 43,560 square foot minimum lot area shall not be reduced unless and until sanitary sewer service is available to each lot.

Such restrictions shall provide that these lot areas shall not be reduced until a satisfactory re-plat of such subdivision or portion thereof is approved by the City Commission.

SHORT FORM PROCEDURE

A short form procedure, omitting the filing of the preliminary plat, but complying with all applicable parts of the final plat procedure, may be followed when the proposed subdivision or resubdivision meets the following requirements:

- (a) The proposed subdivision contains five (5) lots or less, all fronting on a previously dedicated street or streets, of adequate width; and is so situated that no additional streets, alleys, easements, or other public dedications are required in order to meet the requirements of these regulations.
- (b) The utilities and the drainage facilities, as required in these regulations, are in place to serve each lot in the proposed subdivision and require no alterations; or arrangements satisfactory to the commission have been made to effect any necessary alterations.
- (c) The proposed subdivision abuts property which has

previously been subdivided.

SECTION 5 DESIGN STANDARDS

A. Streets:

1. The arrangement, character, extent, width, grade and location of all streets shall conform to the general plan for the city and shall be considered in the relation to existing and planned streets, to topographical conditions to public convenience, safety, emergency vehicle access, and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets.
2. Where such is not shown in the general plan for the city, the arrangement of streets in a subdivision shall either:
 - a. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas, or
 - b. Conform to a plan for the neighborhood approved or adopted by the City Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
3. Minor streets shall be so laid out that their use as through traffic will be discouraged.
4. Where a subdivision abuts or contains an existing or proposed arterial street, the City Commission may require marginal access streets reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots with rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
5. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the City Commission may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in residential districts, or for commercial or industrial purposes in appropriate locations. Such distances shall also be determined with due regard for the requirements of approach grades and future separations.
6. Reserve strips controlling access to streets shall be prohibited except where their control is definitely placed in the city under conditions approved by the City Commission.
7. Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall be avoided.
8. A tangent of at least one hundred (100) feet long shall

be introduced between reverse curves on arterial or collector streets.

9. Streets shall be laid out so as to intersect as nearly as possible at right angles.

10. Property lines at street intersections shall be rounded with a radius of twenty (20) feet or of a greater radius if the City Commission may deem it necessary.

11. Street right-of-way widths shall be as shown in the general plan for the city and where not shown therein shall be not less than as follows:

Street Type	Right-of-Way Width With Curb and Gutter	Right-of-Way Width With Open Ditch
Major Thorofare or Arterial Street	120'	160'
Collector	80'	100'
Minor Residential	50'	70'

12. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations and where the City Commission finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street has already been provided adjacent to a tract to be subdivided, the other remaining half of the street shall be platted within such subdivision.

13. Dead-end streets, designed to be so permanently, shall not be longer than four hundred (400) feet and shall be provided at the closed end with a turnaround having a outside roadway diameter of at least eighty (80) feet, and a street property line diameter of at least one hundred (100) feet.

14. Trees and shrubs cannot be planted in street right-of-ways except that on residential streets where the distance between curb and the sidewalk is a minimum of seven (7) feet, trees may be planted provided the lower limbs are trimmed to a height of seven (7) feet.

B. ALLEYS

1. Alleys shall be provided in commercial and industrial districts, except that the City Commission may waive this requirement where other definite and assured provision is made for service access, such as off-street loading, unloading and parking consistant with and adequate for the uses proposed.

2. The minimum width of an alley shall be thirty (30) feet.

3. Alley intersections and sharp changes in alignment shall be avoided but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.

4. Dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn around facilities at the dead-end as determined by the City Commission.

C. EASEMENTS

1. Easements across lots or centered on rear or side lines shall be provided for utilities where necessary and shall be at least ten (10) feet wide for two utility services (electric, gas, telephone, etc.) or sixteen (16) feet to twenty (20) feet for two or more utility services. Consideration shall be given to the Utility Coordinating Committee Standards for size and alignment.

2. Aerial easements where needed will also be provided.

3. Where a subdivision is traversed by a water course, drainage way, bayou channel, or stream, there shall be provided a storm water easement or drainage right-of-way conforming substantially with the lines of such water course, and such further width or construction, or both, as will be adequate for the purpose and approval by the City of Richmond and Fort Bend County Drainage District.

D. BLOCKS

1. The lengths, widths, and shapes of blocks shall be determined with due regard to:

- a. Provision of an adequate building sites suitable to the special needs of the type of use contemplated.
- b. Requirements as to lot sizes and dimensions.
- c. Needs for convenient access, circulation, control and safety of street traffic.
- d. Limitations and opportunities of topography.

2. Block lengths shall not exceed twelve hundred (1200) feet or be less than two hundred twenty (220) feet.

3. Pedestrian walkways across blocks, not less than ten (10) feet in width may be required where deemed essential to provide circulation, or access to schools, playgrounds, shopping centers, transportation, and other community facilities.

4. Four (4) foot wide concrete sidewalks shall be required on all streets.

E. LOTS

1. The lot sizes, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and the type of development and use contemplated.

2. Lot dimensions shall be as follows:

a. Residential lots where served by public sewer shall not be less than fifth (50) feet in width at the building line nor less than six thousand (6000) square feet in area, except that the City Commission may reduce this minimum to not less than five thousand (5000) square feet where deemed essential.

b. Residential lots where not served by public sewer shall be not less than one hundred fifty (150) feet in width and have an area not less than 43,560 square feet or not less than that prescribed for health and sanitation purposes, such lots shall be laid out keeping in mind the possibility of resubdivision at such time as sanitary sewers may become available.

c. Depth and width of properties reserved or laid out for church, club, or other semi-public use or for business or industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

3. Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both streets. When such lots side upon a major thoroughfare or collector street, no driveway or garage entrance shall enter on said thoroughfare or collector street, and to this effect shall be properly entered on the plat to be recorded.

4. The subdividing of the land shall be such as to provide, by means of a public street, each lot with satisfactory access to an existing public street.

5. Double frontage, and reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A planting screen easement of at least ten (10) feet, and across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

F. PUBLIC SITES AND OPEN SPACES:

1. Due consideration shall be given to the dedication of suitable sites for parks and playgrounds.

2. Where deemed essential or desirable, or where a park or other public use is shown in the Comprehensive City Plan, the City Commission may require the dedication of such lands as part of the subdivision plat provided however, that such dedication of such lands as part of the subdivision plat, provided however, that such dedication shall not exceed five (5) percent of the gross area shown on the preliminary plat of the subdivision.

G. LARGE TRACT DIVISION:

Where a parcel is divided into larger tracts than standard building sites, such parcels shall be so divided as to allow for the opening of major thoroughfares and the ultimate extension of adjacent minor streets. The City Commission may vary the other requirements of this Platting Ordinance in such manner as the general welfare of such area may require to permit such large tracts. Where such division is on the basis of lots two and one-half (2.5) acres or larger, City Commission will consider all aspects of subdivision on individual situations. Deed restrictions shall be filed.

SECTION VI

A. GENERAL

1. When a preliminary plat of a subdivision has been approved by the City Commission, the developer shall submit to the City Manager, or his duly authorized agent, plans and specifications for all improvements pertinent to said subdivision. The City Manager shall within thirty (30) days of receipt of said plans and specifications approve same if they conform to the requirements of this Ordinance, or disapprove same giving his reasons therefore in writing to the subdivider. Thereafter, when the subdivider has met the objections if any, the City Manager shall sign the plans and specifications and forthwith deliver to the subdivider, his agent or his engineer. Any plans and specifications submitted in connection with a preliminary plat which have been conditionally approved are subject to the final determination of the conditions of such approval.

2. Before beginning any construction of the improvements outlined in this section of proposed roadways or public utilities pertaining to any subdivision coming under the provisions of this Ordinance, 4 sets of plans and specifications of such construction, in the form of plats, sketches, or other satisfactory written descriptions shall be filed with the City Manager. After construction has been completed "As Built", plans will be filed with the City Manager before the City will accept project. The plans will show such features as roadways, cross-sections, and longitudinal Slope for drainage, full description of proposed pavement or street improvements, its grade and slope, dimensions and position on the ground specifications of materials and construction, and profile maps of all sanitary and storm sewers showing both ground surface and flow line, and any other

pertinent information of similar nature.

3. Improvements shall be installed with all of the area of any subdivision or portion thereof given final approval and filed or to be filed for record.

4. All improvements shall be designed and constructed in conformity with the provisions of this Ordinance and no construction shall be commenced until this Ordinance is so complied with.

B. MINIMUM STANDARDS:

The following minimum standards for improvements shall be agreed and complied with in each subdivision or addition before final approval of a plan by the City Commission.

1. STREET PAVEMENT:

a. All streets shall be graded to full width and fully constructed with a type of roadway approved by the City Manager and in accordance with specifications. State Highway Department specifications for State and County Highways are acceptable.

b. 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 Thorofare or Arterial Street	120'	160'	57' or 2'-24' Lanes
Collector	80'	100'	36'
Minor Residential	50'	70'	32'
Alley	30'	40'	16'

c. Pavement widths for business or industrial developments shall be established by the City Commission on the basis of the extent and character of proposed development.

2. SUBGRADE PREPARATION:

1. In cut areas, the subgrade shall be scarified to a depth of 6 inches and compacted to the density of not less than 95% Standard Proctor by Standard AASHO methods. In fill areas,

the fill shall be placed in layers not exceeding 8 inches in depth and each layer compacted to not less than 95% of Standard Proctor Density. In place density tests shall be made on each new street. A minimum of 95% Standard Proctor Density shall be uniformly achieved throughout the street subgrade before commencing pavement construction.

2. The plasticity index of the subgrade soil shall be determined by the AASHTO method of testing. Where the P.I. exceeds 20, the subgrade will be lime stabilized to a depth of 6 inches.

3. A recognized laboratory shall conduct all testing at 200' intervals or as directed by the City Inspector and certify that subgrade is of uniform density. A copy of all testing results shall be sent to the City Manager.

3. CONCRETE PAVEMENT:

All concrete pavement shall conform to the requirements of Item 360 Texas Highway Department, Standard Specifications for Road and Bridge Construction dated 1982 of latest edition.

A. Residential Subdivision Streets

All gravel concrete is to be 6 inch uniform thickness, 4.5 sacks of Portland Cement, reinforced with #3 (3/8") steel reinforcing and is to be spaced 24 inches center to center each way. Minimum width, back of curb to back of curb to be 32 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 4 feet from the edge of pavement.

B. Major Thoroughfare Streets

All gravel concrete is to be of 7 inches uniform thickness, 5.0 sacks of Portland Cement, reinforced with #4 (1/2) steel reinforcing and is to be spaced 24 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 9 inches thick decreasing to 7 inches at a point four (4) feet from the edge of pavement.

C. Expansion joints spaced at 78.0 feet with standard load transmission device, or equal are to be poured with an asphaltic compound as quickly as possible after concrete has been laid.

D. In the event that shell concrete is to be used in lieu of gravel concrete, the surface must be covered with 1-1/2 inches Cold Mix or 1-1/2 inch hot mix hot laid asphaltic Concrete.

The laboratory shall inspect and test concrete batch design and test results shall be furnished to the City Manager.

F. Tests

A beam shall be made for each 1000 square yards of pavement, or part thereof for each days pour and/or one core on each street. The beam shall be tested at 7 days minimum flexural strength shall be 450 psi and 500 psi or 4.5 and 5.0 sack concrete.

One core shall be taken for each 1000 lineal feet of pavement, except that not less than one core shall be taken for each 2500 square yards of pavement and/or one core for each street. Each core shall be checked for thickness. Minimum compressive strength shall be 2800 psi and 3000 psi respectively for 4.5 and 5.0 sack concrete. Core shall not be tested until concrete is a minimum of 28 days old. Complete reports shall be furnished on all tests to the City Manager.

A minimum of 84 hours shall elapse from the time the pavement is finished and a beam break testing at least 400 pounds flexural strength shall be obtained before placing or running any vehicle or construction equipment on the pavement.

4. FLEXIBLE BASE PAVEMENT:

1. Flexible base with one and one-half (1-1/2) inches of cold mix, or Hot Mix Hot Laid Asphaltic Concrete, or not less than a double bituminous surface treatment on one of the following bases:

- a. Eight inches or six inches compacted
 1. Sand stabilized Shell
 2. Road Gravel
 3. Crushed Limestone
 4. or approved equal

5. CURB AND GUTTER

Curb and gutter combination shall be constructed of reinforced concrete with minimum of 1/2 inch reinforcing bars, 3 continuous for 2 foot wide section.

Design Criteria:

Minimum Gutter Gradient	0.25%
Maximum Travel of Water	600 feet
Maximum Paving Gradient	1/4 inch/foot

DRAINAGE AND STORM SEWER

A. Design Discharge

- a. For areas inside subdivision use factor of 1.0 cfs per acre for runoff.

- b. For discharge originating outside the subdivision, a discharge factor of 0.6 cfs per acre or such factor of runoff as may be determined by a study of the drainage area.

B. Sewers shall be designed to carry the discharges derived from the factors listed above, but shall use the following design criteria:

Minimum Velocity	3.0 fps
Maximum Velocity	6.0 fps
5 year rain fall intensity	2.8 inches/hour

C. Sewers shall be installed to a straight alignment.

D. Manhole spacing

- a. At all sewer intersections
- b. At street intersections
- c. At a maximum of 400 feet on straight lines
- d. If monolithic concrete sewer lines are used, a manhole is not required where leads from gutter inlets intersect the main sewer.

E. Streets with curb and gutter section

1. Grades

- a. Minimum gradient on gutters - 0.25%
- b. Maximum drop of grade tangents from opposite directions to a common inlet 1.5 feet
- c. Maximum cut from finished grade at property line to top of curb 1.75 feet
- d. Minimum 1.0% fall around intersection turn-out radius. Minimum radius 16 feet.
- e. Vertical curves shall be installed when algebraic difference in grades exceeds 1.0%. Elevations shall be shown at 10 foot intervals through vertical curves.
- f. Radius of cul-de-sac pavement 35 feet
- g. When a curb and gutter section intersects a drainage ditch, the grade of gutter shall be above the water surface designed of the ditch.

- h. Minimum grade for cul-de-sac 0.60% along gutter.

F. INLETS

- a. Inlets shall be spaced so that maximum travel distance of water in gutter will not exceed 600 feet. Maximum gutter run on a major thoroughfare to be 300 feet.
- b. Inlets at all low points on gutter gradient
- c. Throat 5 inches x 2 feet six inches - 2.5 cfs, minimum lead 18 inch pipe
- d. Throat 5 inches x five feet capacity - 5.0 cfs, minimum lead 24 inch pipe
- e. Inlet shall be placed on side streets, unless unusual conditions warrant otherwise.
- f. Leads from inlets to be of such a size as to be able to carry the design discharge of the inlet served.

G. Road section with open ditches

- 1. Minimum grade on ditches 0.10%

SIDEWALKS

Sidewalks, if required, shall have a width of not less than four (4) feet and a thickness of not less than four (4) inches.

ALLEY PAVEMENT

Alley pavement shall be a minimum of twelve (12) feet in width and of flexible base six inches thick.

WATER LINES

Where an approved water supply is reasonably accessible or procurable, each lot within the subdivided area shall be provided with access to such water supply. The layout of the system shall be designed to form a loop. No main shall be smaller than six (6) inches and the minimum size service lines of 2 inches will be permitted, provided it is looped and the maximum length is approved by the City Manager. No water mains under and parallel to sidewalks.

a. Materials

- 1. Main and service lines shall be in street right-of-way and be cement lined cast iron pipe 150 psi

working pressure, thickness class 21. (ASA-421-1-1907), PVC, C-900 or Ductile Iron, AWWA C-150-1976, Thickness Class 52, pressure rated at 200 psi and polyethylene wrapped.

2. Single house connection to be 3/4 inch copper and double house connection to be 1 inch copper.
3. Fire Hydrants to be Mueller Centurian, or approved equal. Paint all fire hydrants with oil base metal paint, body = silver and top and caps = vermillion red. Fire Hydrant 4-1/2 inch NST streamer connection and 2 - 2-1/2 inch hose connection to be within reach of 10 foot hard-suction hose from pumper truck.
4. Gate Valves to be Mueller with non-rising stem, with valve box and concrete pad 18" x 18" x 4", open left or approved equal.
5. All fittings shall be cast iron.
6. Design Criteria:
 - a. Average Daily Demand (domestic) 130 gpcd
 - b. Minimum flow pressure at 500 gpm 35 psi
 - c. Maximum dead end six inch main 200 feet
7. The house service line shall be installed with minimum of 1" copper type K and brought to lot line, end line with 3/4 yoke and 2-3/4 inch curb stops.
8. Lines shall be Hydrostatic tested at 150 psi for four (4) hours and test witnessed by City representatives.
9. New water lines shall be sterilized in accordance with AWWA Specification C601-54 and bacteriological tests to meet Texas Health Department requirements. Tests witnessed by City representatives and copies of test results to the City. Flow connection to City Water System until all tests are complete and written approval by the City.
10. Upon completion of installation and testing the contractor shall meet City representatives on the ground and make checks of operation and location of valves and flow tests on the fire hydrants.
11. All requirements shall be in accordance with the latest edition of "Rules & Regulations for Public Water Systems" published by the Texas Department of Health Resources.

SANITARY SEWER LINES

1. All subdivisions coming under the provisions of this ordinance and reasonably accessible to a public sanitary sewer shall provide each lot within said subdivision with access to such sanitary sewer. Service Lines not less than 6" will be brought to property line and a 6 x 4 x 4-Y installed 3 feet deep and 3 feet outside property line at lot lines to service lots. No sewer mains under and parallel to sidewalks.

2. Materials

a. All sewer line shall be in street right-of-way and be vitrified clay pipe ASTM C-700-71T with Compression Type Joints C-425-71; or PVC SDR 26 with Compression Joints, installation as recommended by Manufacturer.

3. Design Criteria

a. Average Daily Flow	100 gpcd
b. Minimum velocity	2.0 fps
c. Maximum velocity	5.0 fps
d. Minimum and maximum slopes	Minimum Slope %
12 inches	0.20%
10 inches	0.25%
8 inches	0.33%
6 inches	0.50%

4. Manholes

- a. Size - 4'-0" Diameter
- b. Spacing: 400' maximum and at changes in direction or pipe size
- c. Material: Precast Concrete or molded fiberglass. Fiberglass Manholes shall not be used under paved areas.
- d. Frame & Cover: 24" diameter cast iron frame and cover marked "Sewer".
- e. At end of all lines.

5. Stacks required where depth main exceeds 8'-0".

6. All requirements shall be in accordance with the latest edition of "Design Criteria for Sewerage Systems" published by the Texas Department of Health Resources.

7. When any proposed subdivision is not reasonable accessible to a public sanitary sewer, provisions shall be made for the use of either septic tanks or an individual sewage

treatment plant as follows:

A. **Septic Tanks:** In all subdivisions planned for septic tank use, the minimum lot area shall be 43,560 square feet per single family dwelling. Septic tanks shall be installed on each lot concurrent with any development thereon, and the design of such system and the method of installation shall conform in all respects to and be approved by the County Health Unit of Fort Bend County and the Fort Bend County Engineers Office.

B. **Individual Sewage Treatment Plant:** In all subdivisions planned to be serviced by an individual sewage treatment plant, lots may be of standard area and sewers shall be installed to serve each lot. The plant providing such sewage disposal facilities shall be constructed in accordance with the regulation of the State Board of Health, Texas Water Resources, County Health Unit and City of Richmond.

C. Where it shall be determined by the City Manager that larger or deeper mains or lines are required in order to provide for the future extension of the water and sewer system beyond the limits of the subdivision in question. Consultation with the City Commission will be determined if the city will assume any responsibility for the additional costs involved.

EXCEPTION

1. Where any street forms any part of the boundaries of a subdivision and some part of the width of said street has been dedicated or committed to improvement, then the subdivider shall be required to dedicate and/or improve the balance of the width of any such street, but otherwise no improvements shall be required as a prerequisite to the approval of the plat for any existing dedicated street forming a boundary of a subdivision.

SIDEWALKS

Four-foot sidewalks, four (4) inches thick, three-thousand-pound test concrete may be provided. In general, the sidewalks shall be placed with their inner edge two (2) feet from the property line.

STREET LIGHTING

Street lighting facilities, including brackets and fixtures ready to connect to the city's street light system, shall be provided at each street intersection.

STREET SIGNS AND TRAFFIC CONTROL SIGNS

All street signs and traffic control signs, including brackets, signs, mounting, etc. shall be provided by the developer.

Signs are required at each intersection and shall be of a uniform type.

1. The sign blanks shall be of 6 inch wide aluminum in the standard lengths of 12", 18", 24", 30", 36", and 42".
2. The background color shall be green scotch lite reflective, high intensity grade.
3. Street names shall be 4 inch series, high intensity No. 12870, silver in color. Boulevard, Street, Road and Drive shall be 2 inch series C letters. The hundred block shall be 2 inch series C letters.
4. Posts shall be 10 feet long, tubular stock, 2-3/8 inches diameter with 2-1/2 inch I.D. cap and 4 way cross piece assembly, all galvanized.
5. The total assembly shall be installed with the bottom of lowest sign 7 feet above the road surface. The post shall be set a minimum of 18 inches in concrete with a concrete radius a minimum of 4 inches.

VARIANCES

A. Hardship: Where the City Commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purposes of the General Plan or these regulations. Such variances and modifications as may be granted under this section shall be by at least two-thirds majority vote of the City Commission.

B. Conditions: In granting variances and modifications, the City Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so varied or modified.

VALIDITY AND SEVERABILITY

If for any reason any section, paragraph, subdivision, clause, phrase, or provision of this Ordinance shall be held invalid, it shall not effect the remaining provisions of this or any other Ordinance of the City of Richmond to which these rules and regulations relate.

PENALTIES

A. Violation of any provisions or provisions of this Ordinance by any subdivider shall constitute a misdemeanor and upon conviction of such violation in the Corporation Court of the City of Richmond, a fine not exceeding one hundred dollars (\$100.00) shall be imposed and each day that such violation continues shall be a separate offense. In case a corporation is the violator of any provision of this ordinance, each Officer, agent and/or employee in any wise responsible for such violation thereof shall be individually and severally liable for the penalties herein prescribed, provided however, the penal provision and application of this Ordinance shall not apply to a duly qualified County Clerk and/or deputy County Clerk acting in

their official capacity, or in any wise be construed to conflict with article 427b, Penal Code of the State of Texas.

B. No conviction or conviction under the penal provisions of this Ordinance or Article 427b, Penal Code of Texas, shall ever be considered as any bar to any injunctive or other legal remedy, relief, right, power existing in the City of Richmond, Texas, to enforce the application and provisions of this ordinance by virtue of the Constitution and Laws of the State of Texas.

APPEAL

Any subdivider contesting any disapproval and/or the interpretation and/or application of any rule, stand, regulation, determination, requirement, or necessity set forth in this Ordinance directly or by delegation of authority shall have the right, after filing written request with the City Secretary of a hearing before the City Commission of Richmond at any special called meeting.

FEEES AND CHARGES

The following schedule of fees and inspection charges shall be paid into the general fund of the City of Richmond. Each of the fees and inspection charges provided herein shall be paid in advance of approval, and no action of the city commission shall be valid until the fees and inspection charges shall have been paid.

- (A) The city manager, his deputies and/or associates shall calculate and collect the fees and inspection charges in accordance with the following schedules, to wit:
- (1) \$5.00 per plat plus \$0.25 per lot
 - (2) Final Plat - No Charge
 - (3) Replats - \$5.00 per plat plus \$0.25 per lot
 - (4) For multiple dwelling areas, business areas, or industrial areas not subdivided into lots both the preliminary and final plats shall carry a fee of five dollars (\$5.00) per acres, in addition to the preliminary plat fee.
 - (5) City inspection charges for water, sewers and street improvements shall be:
 - (a) One per cent (1%) of actual construction cost on projects of \$10,000.00 or less.
 - (b) Three-fourths of one per cent (3/4 of 1%) of actual construction cost on projects over \$10,000.00 but less than \$50,000.00.

(c) One-half of one per cent (1/2 of 1%) of actual construction costs on projects \$50,000.00 and higher.

(B) These fees and inspection charges shall be made on all plats and water, sewer and street improvements, regardless of the action taken by the city commission, and whether the plat is approved or denied.

ENABLING ACT

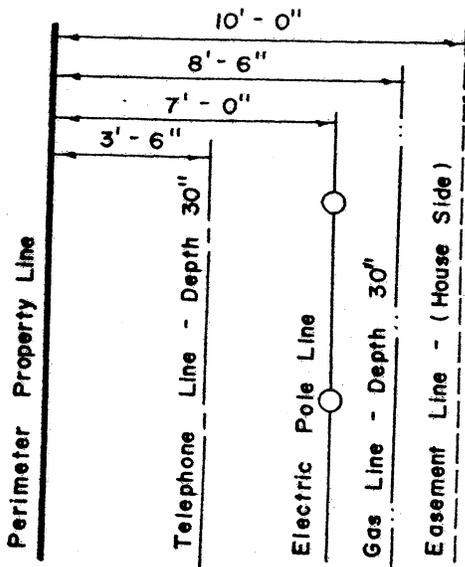
This ordinance shall take effect from and after its publication one time in the official publication of the City of Richmond, Texas, which publication shall contain the caption stating in summary the purpose of the Ordinance and penalty for violation thereof.

PASSED AND APPROVED this 9th day of July A.D. 1985

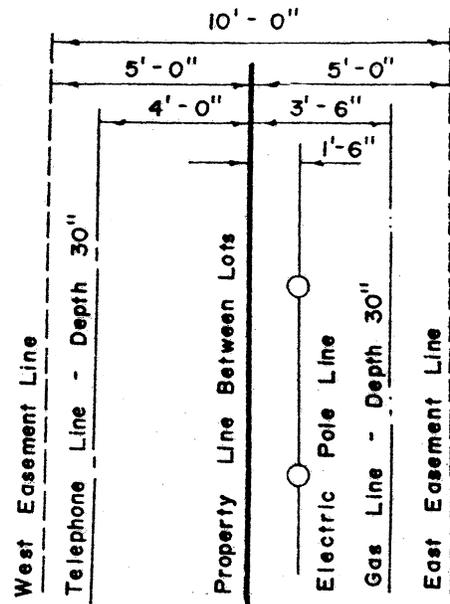
Attest:

Mona Matak
City Secretary

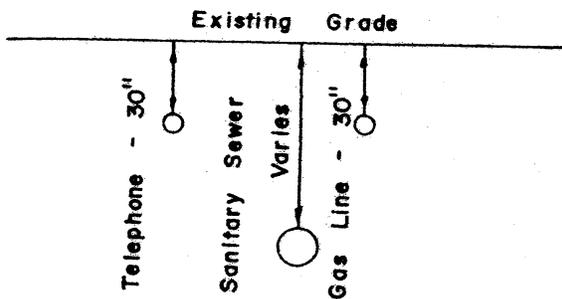
Thelma M. Moore
Mayor, City of Richmond, Texas



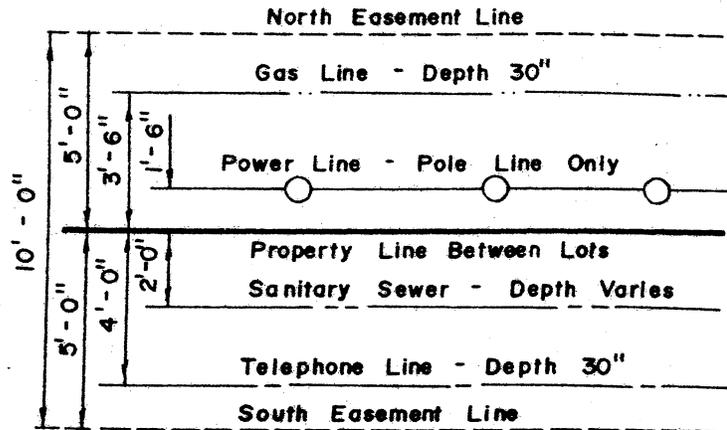
PERIMETER EASEMENT



BACK to BACK EASEMENT



TYPICAL INSTALLATION DEPTHS

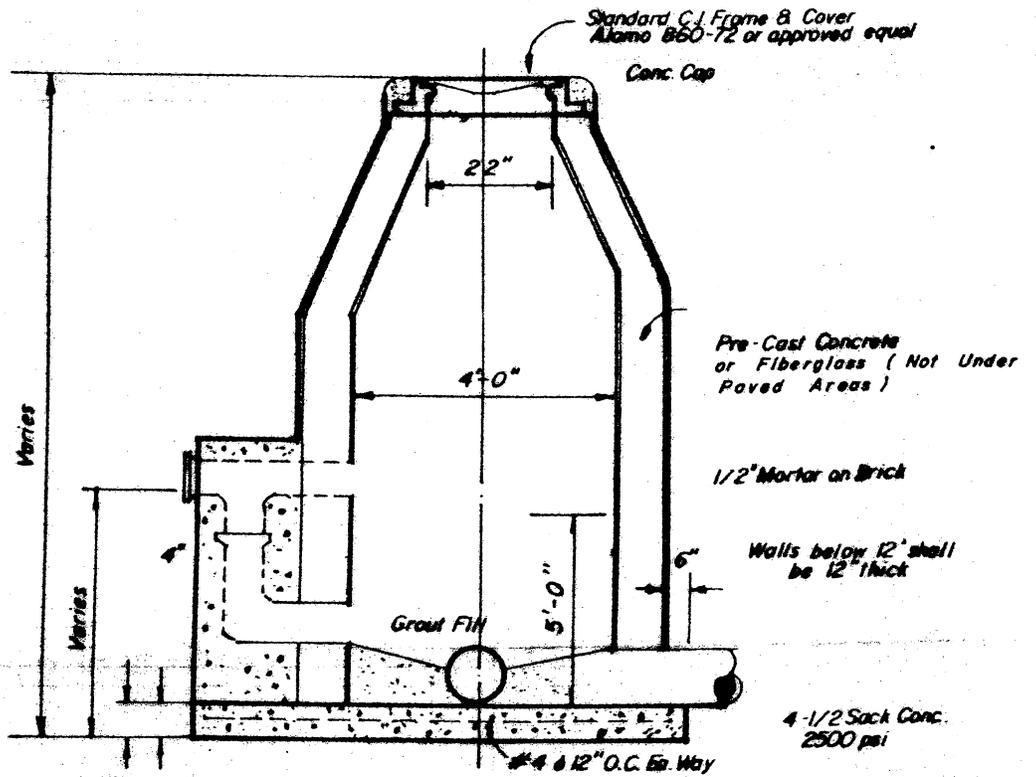
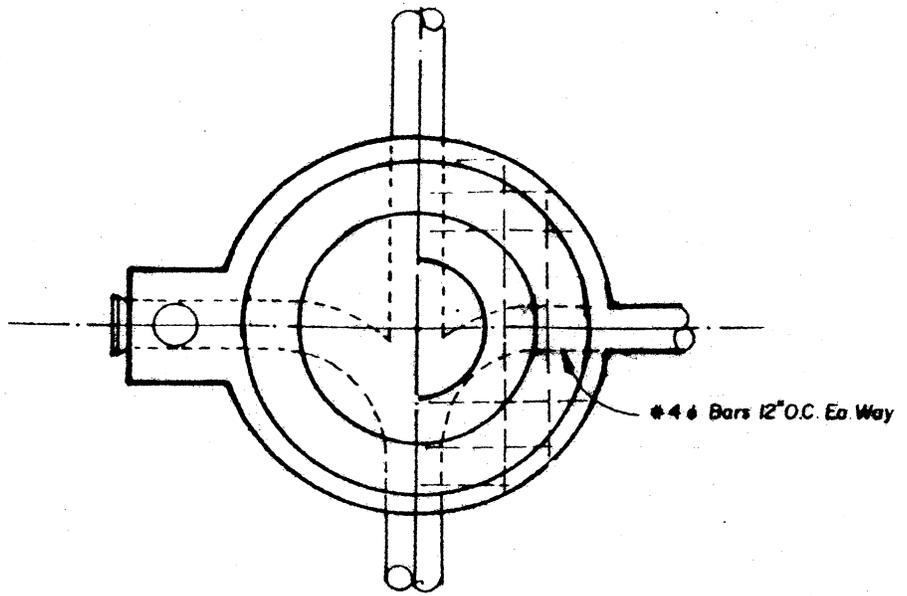


BACK to BACK EASEMENT

UTILITIES ARE NORMALLY INSTALLED AS SHOWN BUT DEPTH MAY VARY DUE TO FILL OR CUT BY OTHERS.

MAINTAIN MINIMUM 4" CLEARANCE BETWEEN ALL UTILITY LINES EXTENDING FROM EASEMENT TO HOUSE - BUILDING.

10' UTILITY EASEMENT



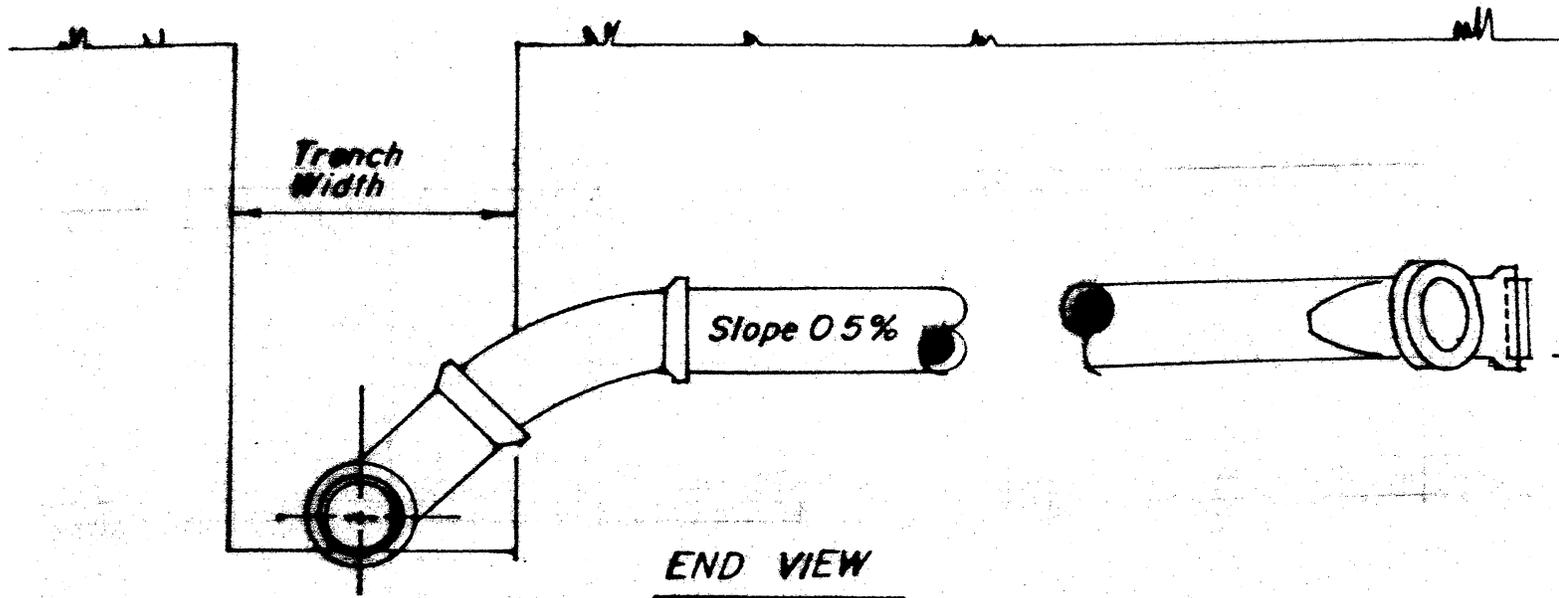
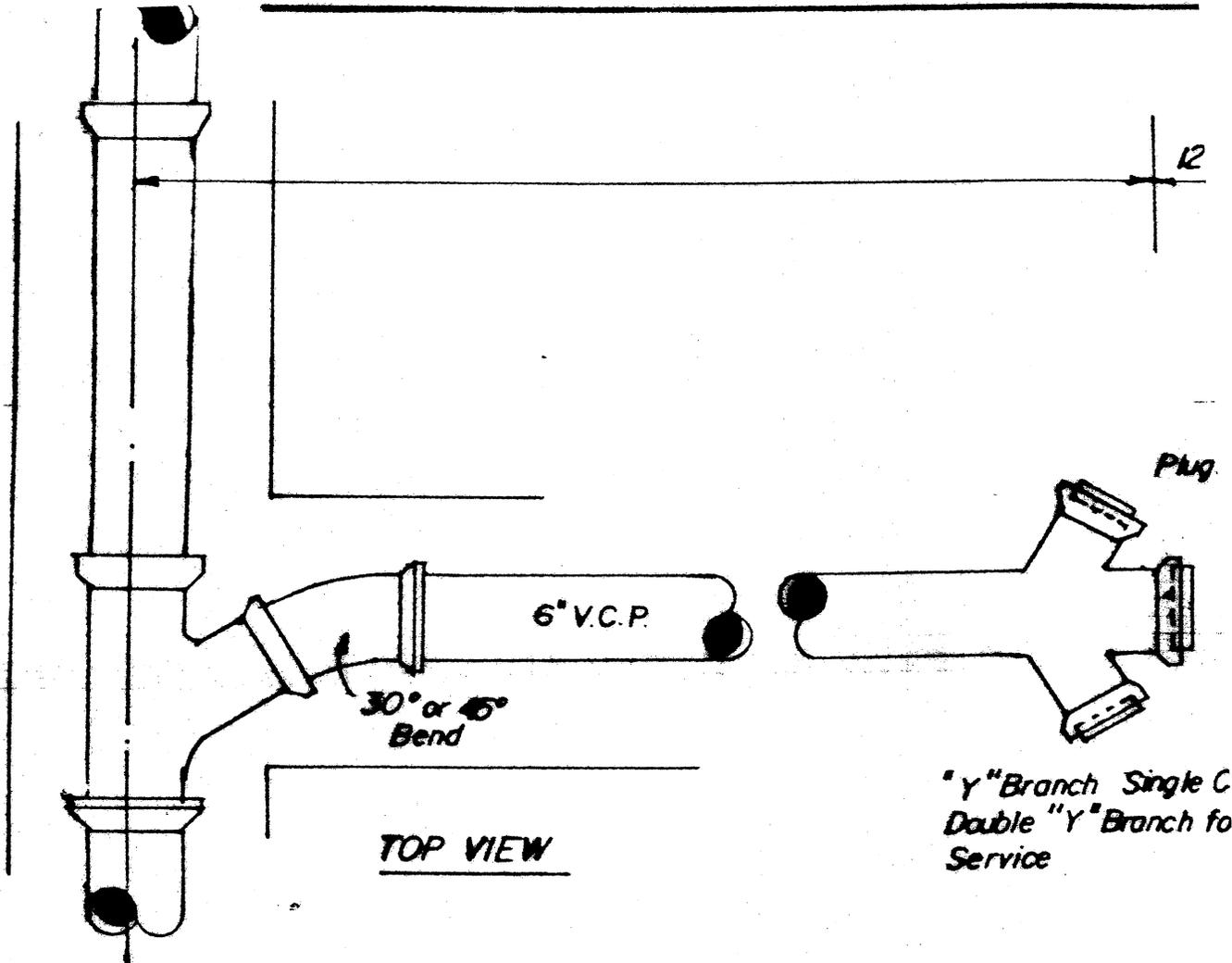
Varies
12" for MH 10' depth
12" for MH over 6' d.

DROP MANHOLE

STANDARD MANHOLE

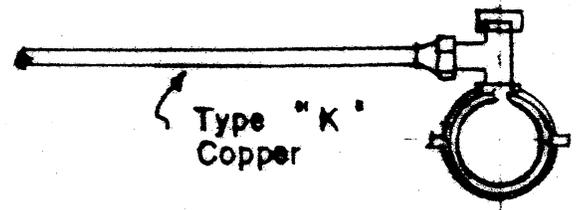
MANHOLE DETAIL

PLATE : S - 1



TYPICAL SANITARY SEWER SERVICE CONNECTION

2" x 1/2" for Double
2" x 3/4" for
or Approved

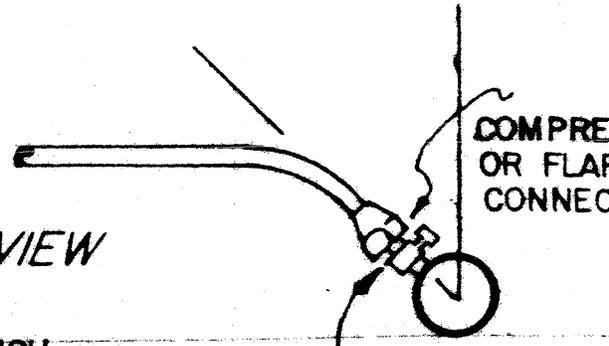


SERVICE CONNECTION TO 2" P.V.C. WATER LINE

Thrust Blk.



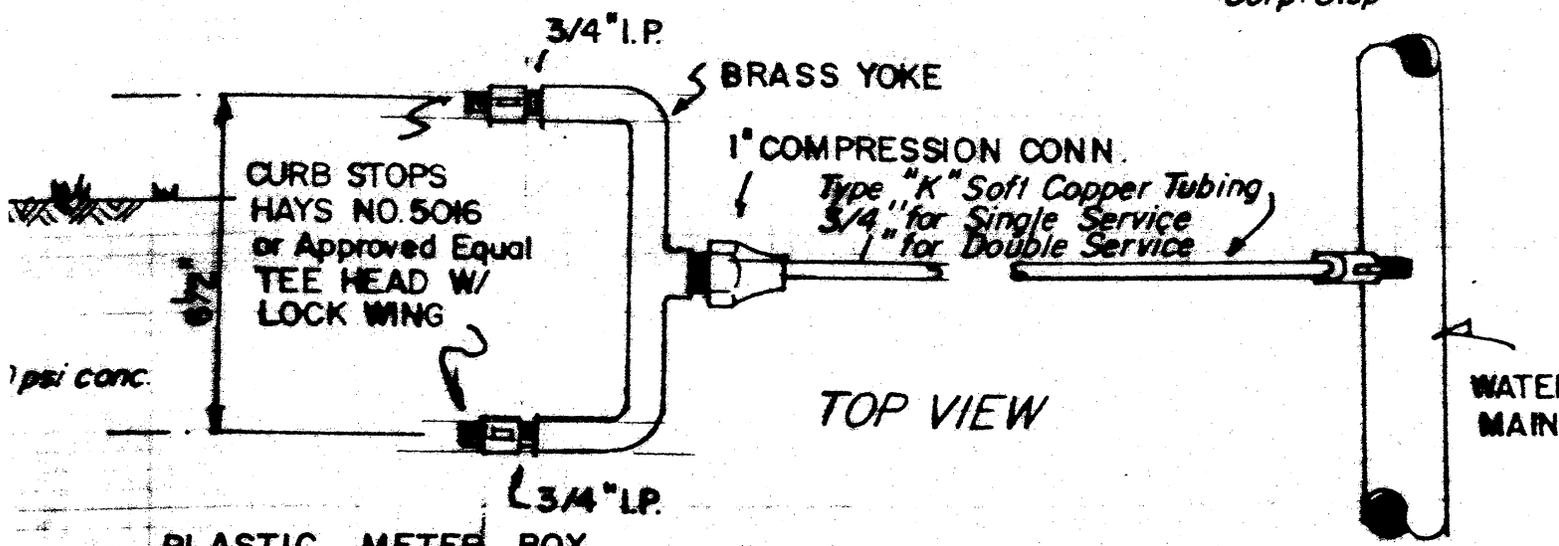
SIDE VIEW



COMPRE
OR FLAP
CONN

Mueller No. H-15000
Corp. Stop

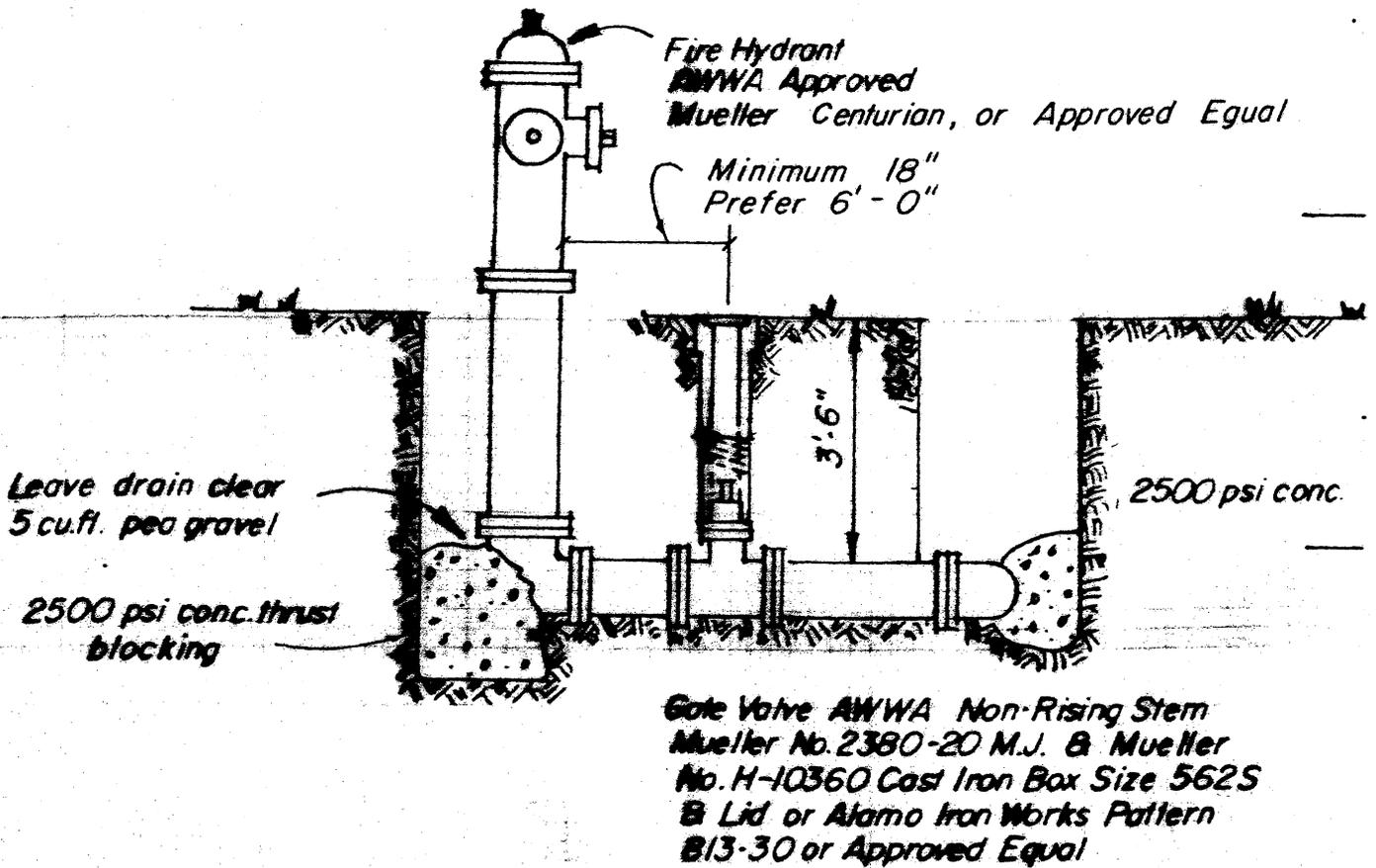
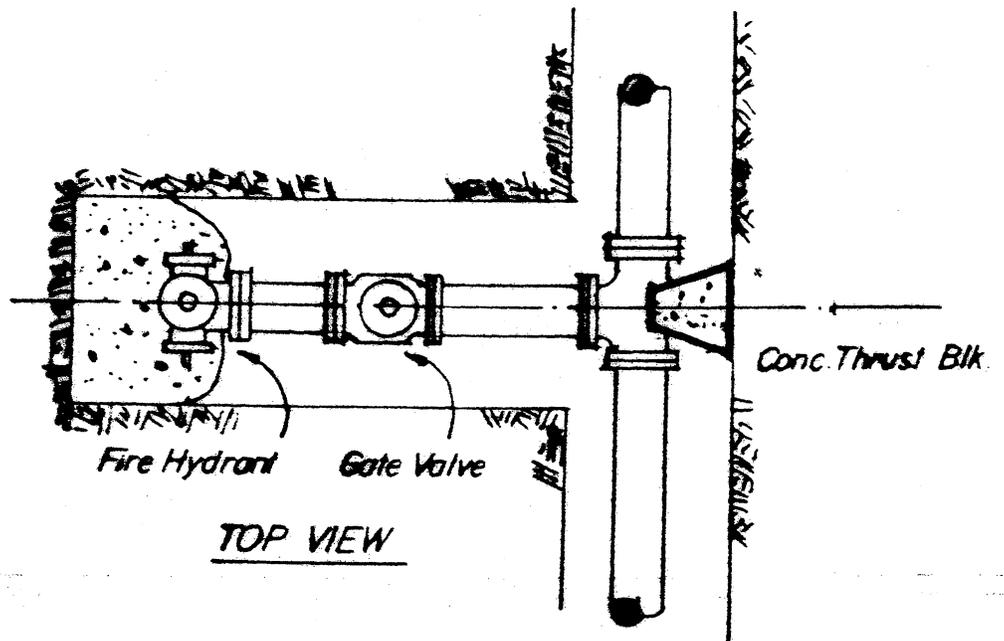
DUAL SETTING
ROHAN CO. DS-1 HAYS SPECIAL "U" BRANCH
or Approved Equal



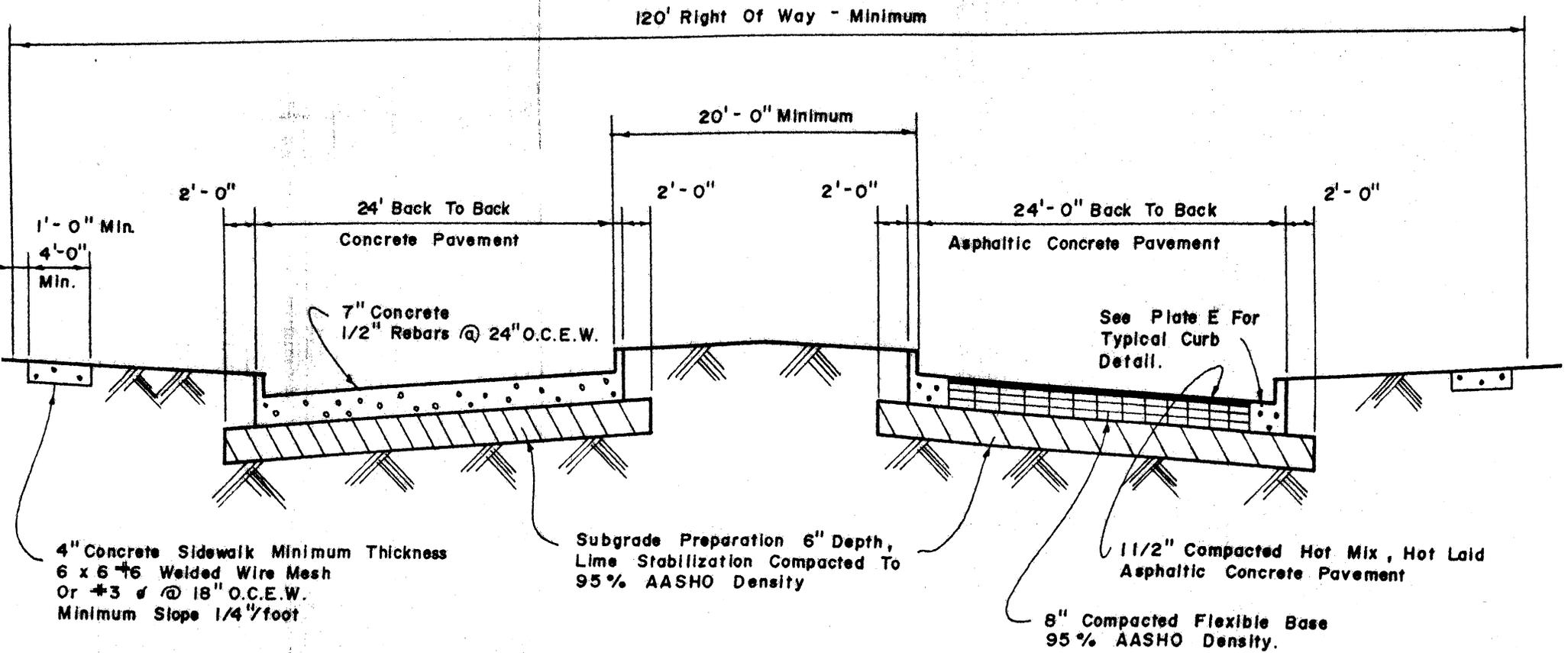
TOP VIEW

WATER SERVICE CONNECTION

PLATE: W - 1



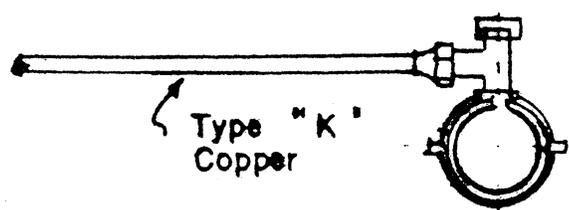
TYPICAL FIRE HYDRANT



MINIMUM SPECIFICATION FOR MAJOR THOROFARE OR MINOR ARTERIAL
IN RICHMOND

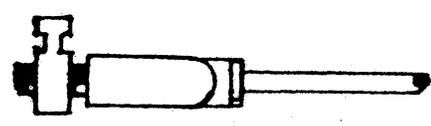
PLATE A

2 x 1/2" for Double
2" x 3/4" for
or Approved

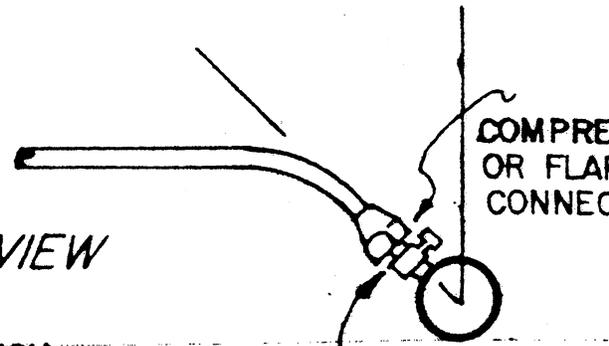


SERVICE CONNECTION TO 2" P.V.C. WATER LINE

Thrust Blk.



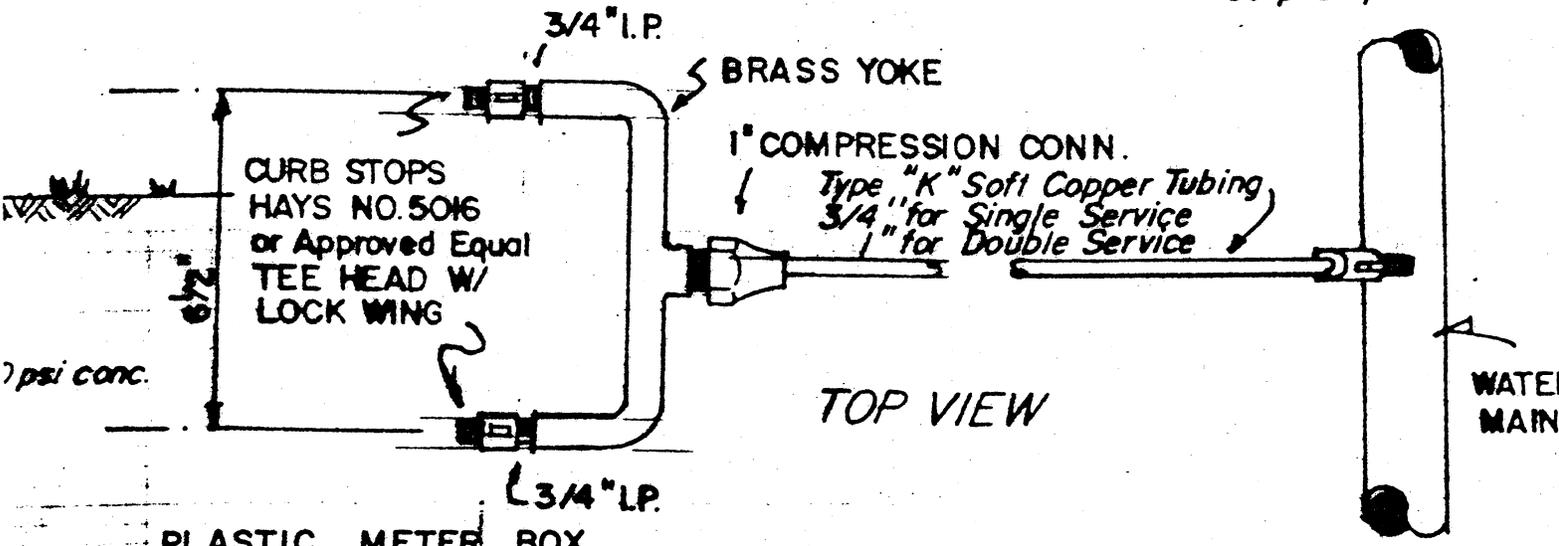
SIDE VIEW



COMPRE
OR FLAP
CONNEN

Mueller No. H-15000
Corp. Stop

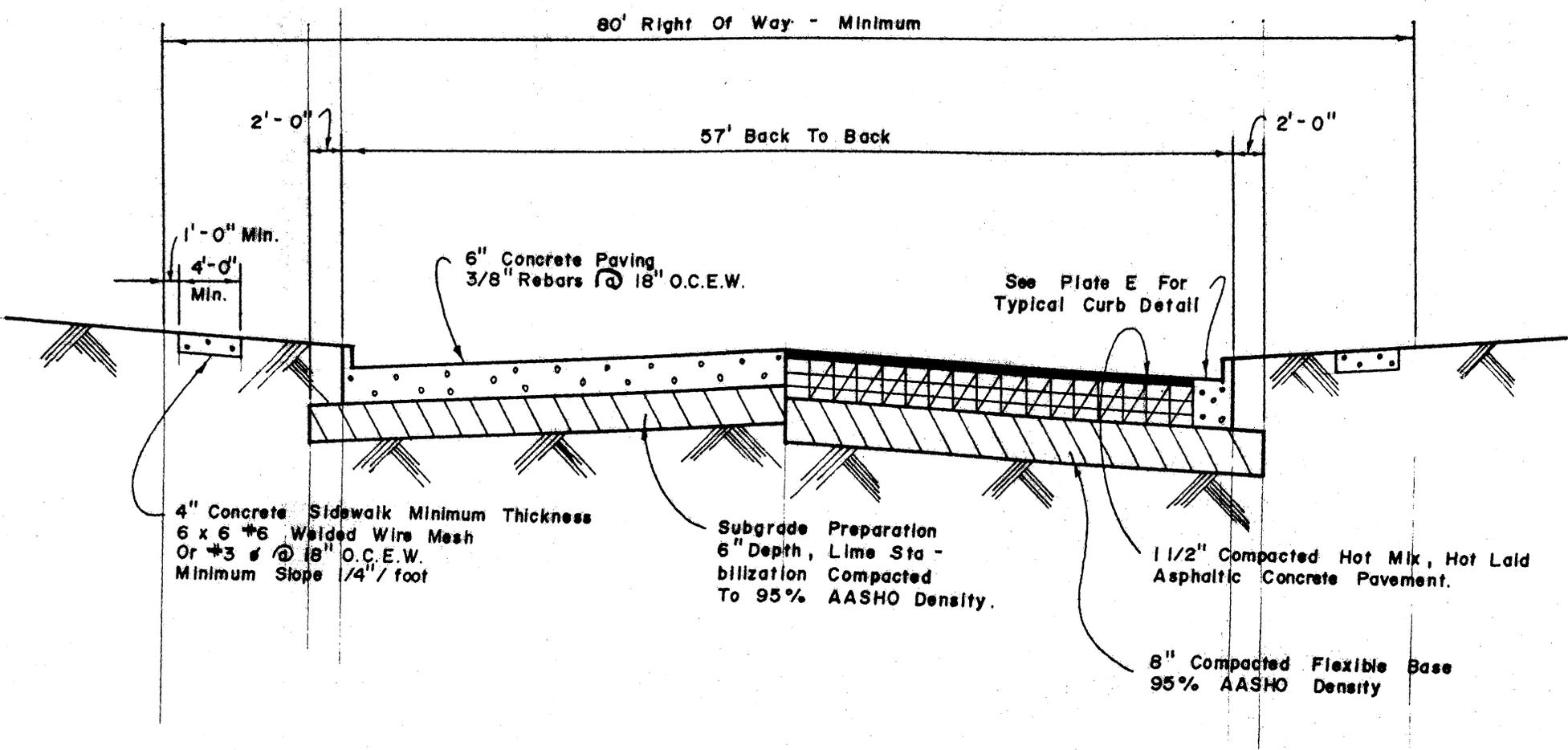
DUAL SETTING
ROHAN CO. DS-1 HAYS SPECIAL "U" BRANCH
or Approved Equal



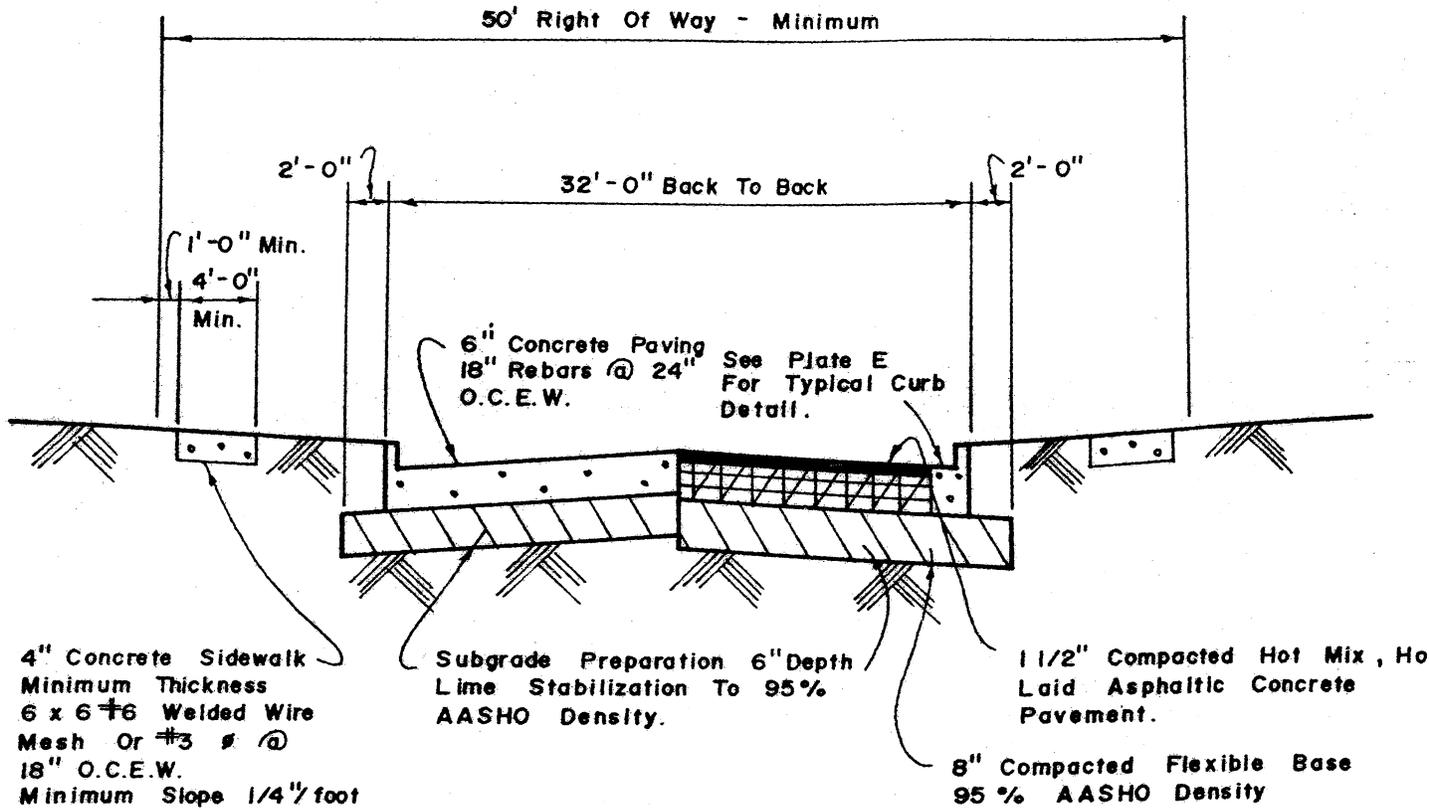
TOP VIEW

WATER SERVICE CONNECTION

PLATE: W-1



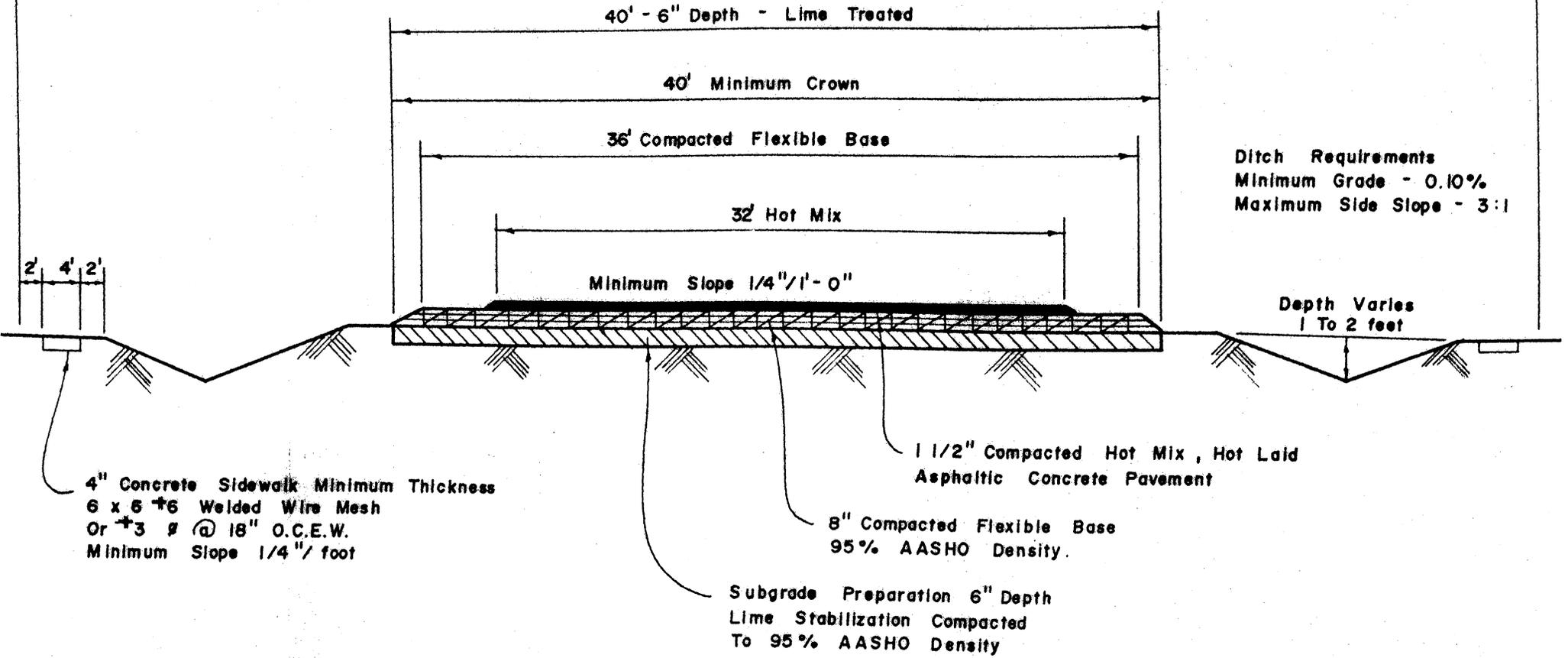
MINIMUM SPECIFICATION FOR COLLECTOR STREET IN RICHMOND
 PLATE B



**MINIMUM SPECIFICATION FOR MINOR RESIDENTIAL STREET
IN RICHMOND - CURB AND GUTTER WITH SIDEWALKS**

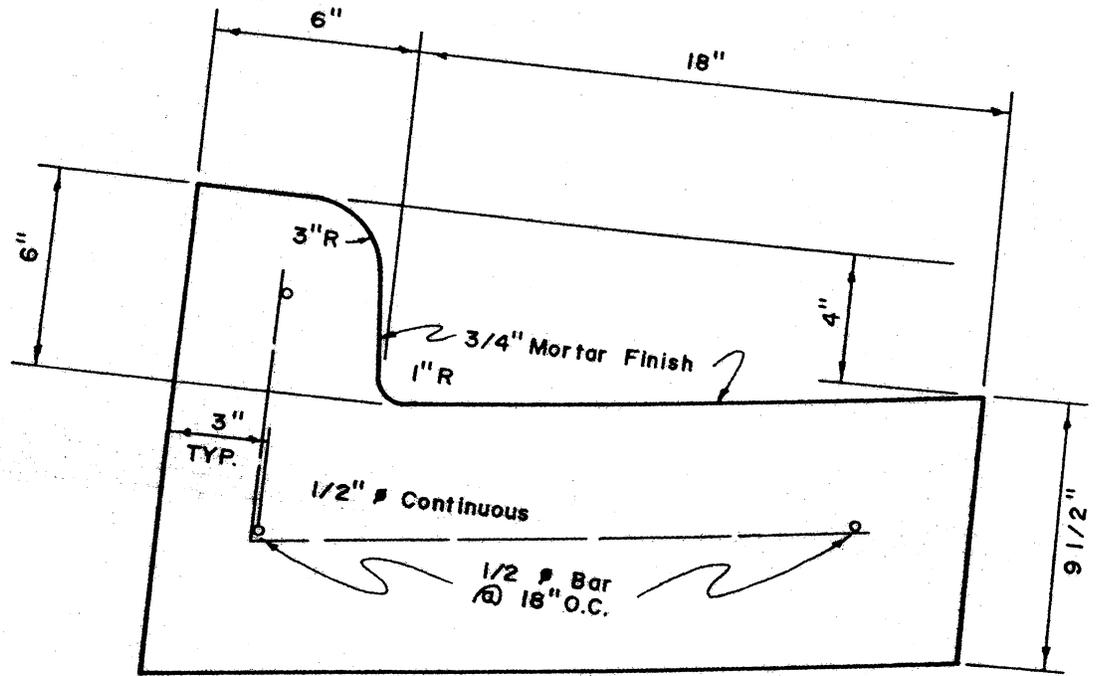
PLATE C

70' Right Of Way - Minimum

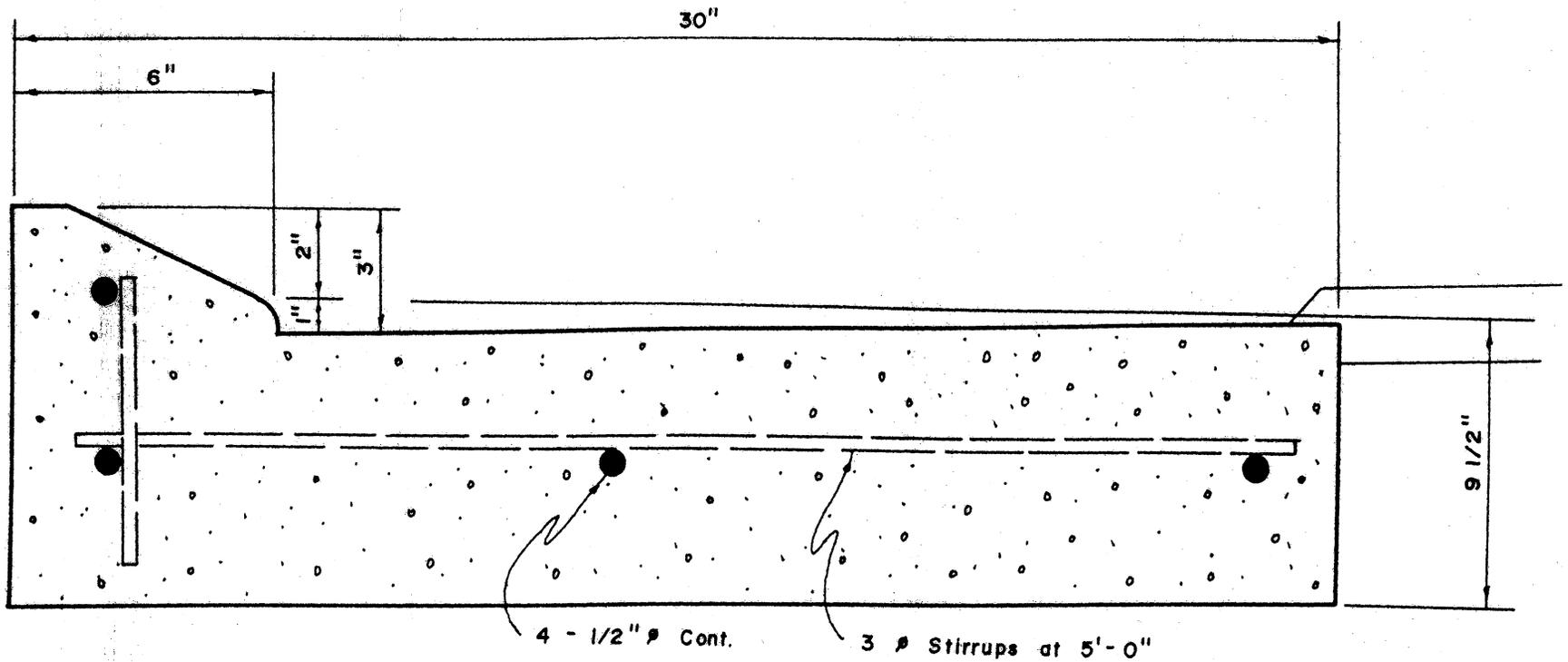


MINIMUM SPECIFICATION FOR MINOR RESIDENTIAL STREETS IN
RICHMOND - OPEN DITCH WITH SIDEWALKS.

PLATE D



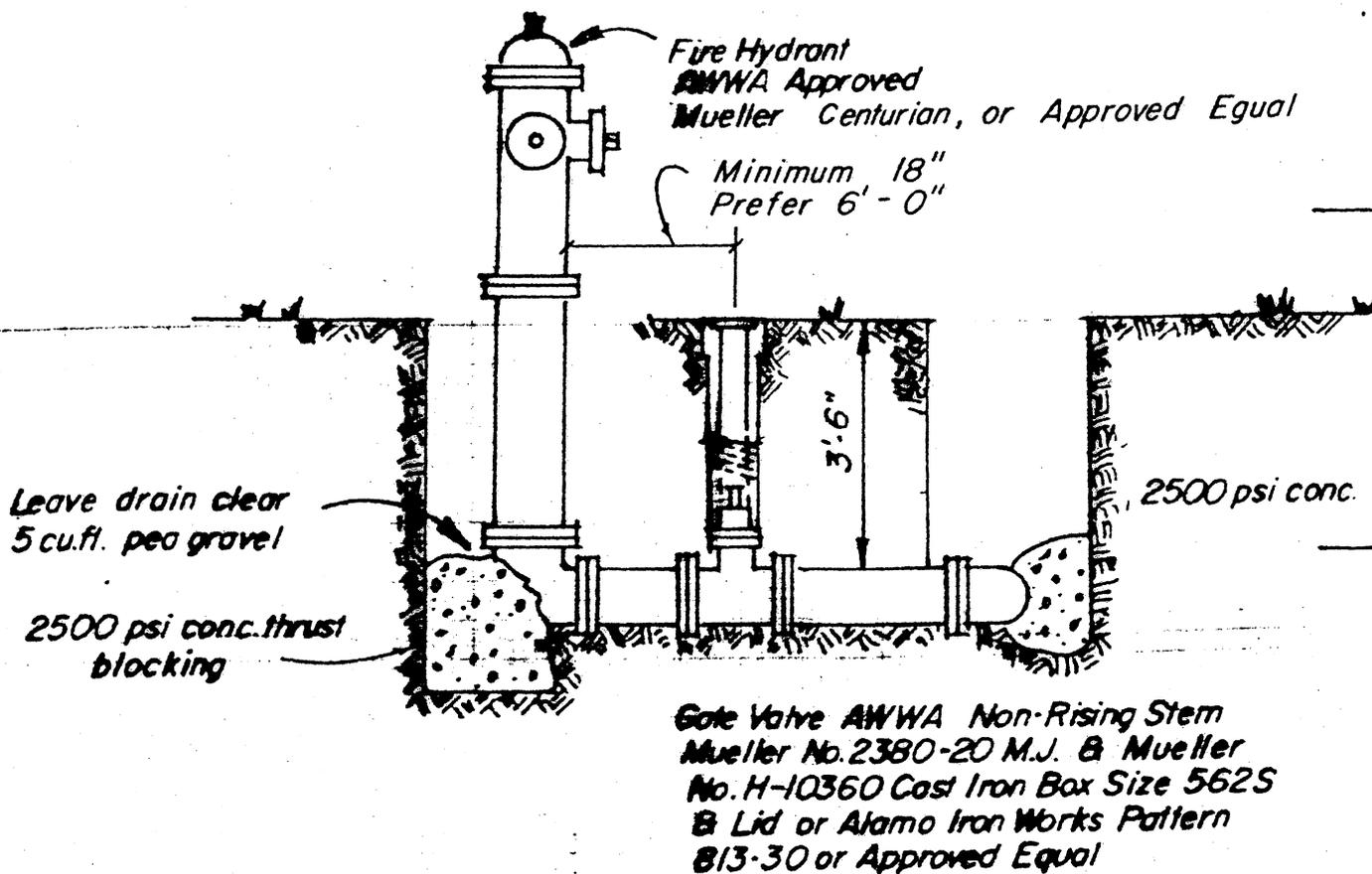
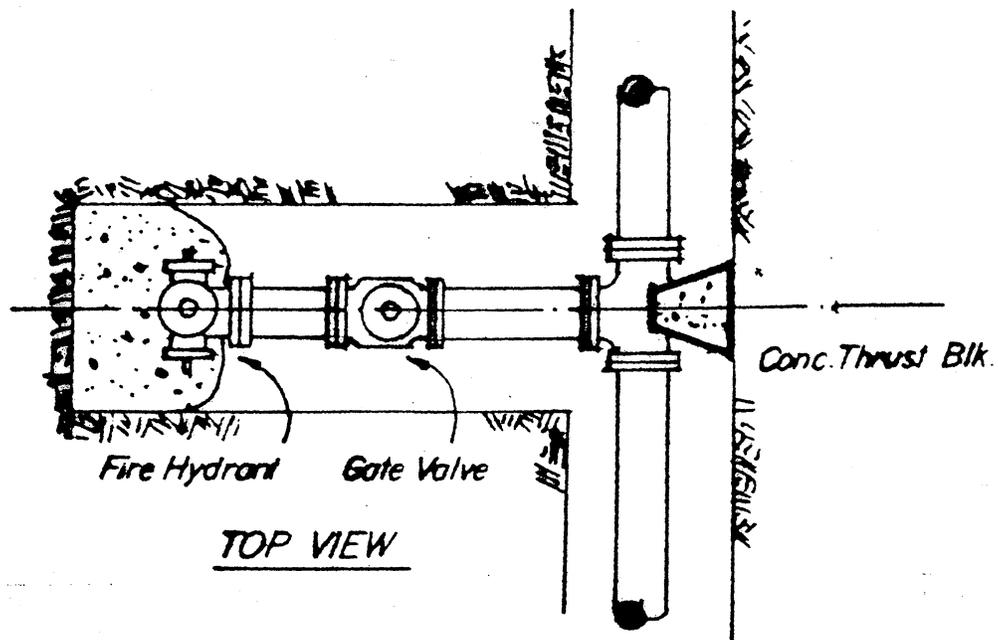
CONCRETE CURB AND GUTTER DETAIL
PLATE E



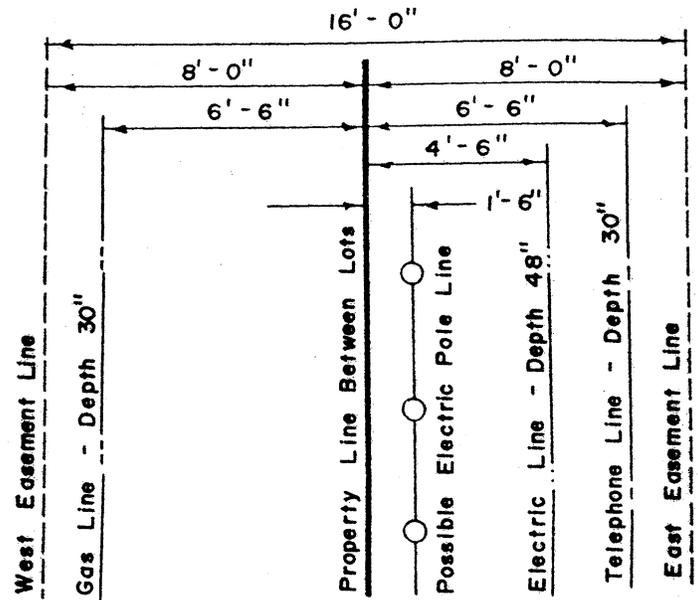
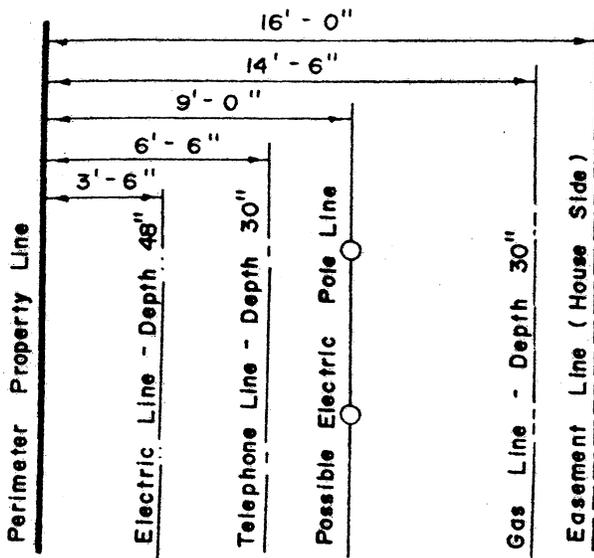
3/4" Expansion Boards
 w/3 - 3/4" Dowels at 60'-0"
 Contraction Joints at 20'-0"
 Use Class A Concrete

TYPICAL 3" DRIVE - OVER CURB & GUTTER

PLATE F

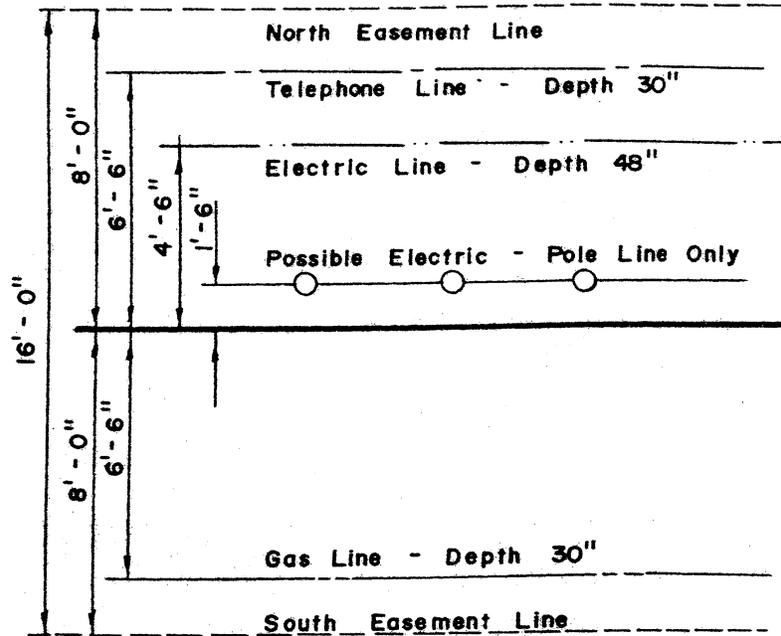
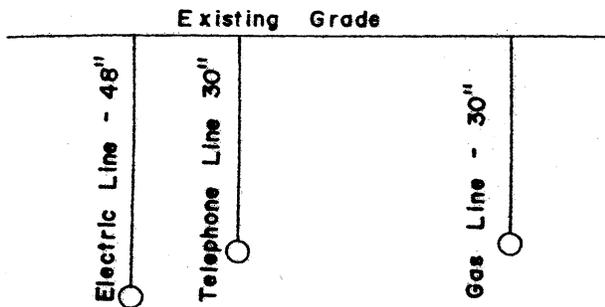


TYPICAL FIRE HYDRANT



PERIMETER EASEMENT

BACK to BACK EASEMENT



TYPICAL INSTALLATION DEPTHS

BACK to BACK EASEMENT

UTILITIES ARE NORMALLY INSTALLED AS SHOWN BUT DEPTH MAY VARY DUE TO FILL OR CUT BY OTHERS.

MAINTAIN MINIMUM 4" CLEARANCE BETWEEN ALL UTILITY LINES EXTENDING FROM EASEMENT TO HOUSE - BUILDING.

16' UTILITY EASEMENT