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PREAMBLE

The Grayson County Subdivision Regulations are provided to assist persons considering the subdivision and development of property in the unincorporated areas of Grayson County. Anyone considering a development project is strongly encouraged to become familiar with this information. A special effort has been made to include supplemental information in the Appendix section.

It must be noted however that while these Regulations are important for planning a development project and obtaining County approval they do not represent all of the information that is critical to a quality development. In many ways subdivision regulations represent minimum standards only. Developers are encouraged to use and comply with nationally accepted building codes governing structural, plumbing, electrical and mechanical systems in new construction. Fire hydrants and adequate water utility services assist the local fire departments in providing protection of lives and property. Emergency vehicle access is further enhanced when more than one entryway is provided into a subdivision. Safe entry and exiting from a subdivision are of prime importance. Roads should intersect at locations with good visibility to avoid line of sight obstructions to vehicular traffic. Roads and drainage ditches should be aligned with the land topography to avoid extreme grades that can result in excessive soil erosion. Consideration of community wastewater treatment systems as an alternative to individual septic systems can provide more flexibility in the design of lot sizes and layout. This design flexibility can result in the designation of open space such as parks or other amenities for the benefit of residents. The designation of some areas as open space may also serve to protect areas not desirable for development such as wooded areas, wildlife habitat or areas of steep terrain.

Grayson County recognizes the importance of new development and its impact on the quality of life for our citizens. The standards set forth in these regulations are achievable and represent that which is desirable for future growth. They should be reviewed periodically to ensure that they are relevant and that they will always serve the public's interest first and foremost.

1. PURPOSE

In 1985 the Grayson County Commissioners Court approved the adoption of subdivision regulations recognizing that public necessity required the Court to encourage quality growth and development in ways to protect the health, safety, and economic well-being of current and future land owners and the residents of Grayson County.

On June 3, 2002, the Commissioners Court finds that it is in the best interest of the residents of Grayson County to adopt the following updated regulations, known as the Grayson County Subdivision Regulations, pursuant to the Texas Local Government Code. They have been prepared for the following specific purposes :

- These regulations are to provide for the safety, health and well being of the citizens of Grayson County and provide for the orderly development of the land area located in the unincorporated parts of Grayson County.
- To establish rules and regulations for the subdivision of property and to assure that newly created parcels of land conform to legal statutes.
- To prevent Grayson County from being burdened with substandard streets and roads in the future and thereby protect the taxpayers from unnecessary maintenance costs.
- To assure that the residents of Grayson County receive the necessary services for the supply of water and that new development will be served by adequate sewage treatment systems.
- To provide for adequate drainage facilities in all subdivisions.
- To provide information to the developer and assist in the preparation of plats and approval of future development.

2. DEFINITIONS

Agent

A person acting on behalf of another and empowered to make commitments, however limited, for the other within general limitations.

Building Line or Setback Line

A line established, in general, parallel to the front street line. No building or structure may be permitted in the area between the building line and the street right of way.

Commissioners Court

The Grayson County Commissioners Court

Cul-De-Sac

A street or road having one outlet to another street with a vehicular turnaround at the remaining end.

Developer

Any owner of property who wishes to divide it into two or more smaller tracts and including persons, corporations, organizations, estates, trusts, partnerships, agents, associates and other entities which undertake the activities covered by these regulations.

Developer's Contract

An agreement between the County or other public entity and a developer acknowledging that improvements involving the construction of roads, streets, and appurtenant improvements within a platted subdivision are to be constructed pursuant to the requirements of the governmental entity upon whose right-of-ways such construction is to be placed and setting forth responsibilities of the developer for the design, installation and payment for such improvements to be subject to a subsequent acceptance of and maintenance by the County or other public entity.

Easement

A right given by the owner of a parcel of land to another person, public agency or private corporation for specific and limited use of that parcel.

Engineer

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

Exception

A variation or deviation from approved standards, rules or regulations.

Extraterritorial Jurisdiction (ETJ)

That area outside of, but adjacent and contiguous, to the corporate limits of any city recognized by state statute as the area, a city, based on population, could enforce its own subdivision rules and regulations.

Flood Insurance Rate Map (FIRM)

An official map of a community, on which the Federal Emergency Management Administration (FEMA) has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Floodway

The channel of a river or other watercourse and the adjacent areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Inspection personnel

Any person designated by the Grayson County Commissioners Court to perform inspections under the requirements of the County's Subdivision Regulations.

Lake Ray Roberts Land Use Plan

A plan providing zoning regulations for development in the unincorporated part of Grayson County located within 5,000 feet of the boundary of Lake Ray Roberts.

Lake Ray Roberts Planning and Zoning Commission

The appointed board with duties and responsibilities prescribed by the Lake Ray Roberts Land Use Plan.

Lot

A distinct and separate tract or parcel of land being a part of a larger tract of land and having frontage on a street or road which is then, or in the future may be,
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offered for sale, conveyance, transfer, or improved separately from the remainder of any part of the larger tract, and generally intended to be occupied by one building or group of buildings.

Manufactured Home Rental Community (MHRC)

A plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences.

Owner

The owner of real property subject to a proposed or existing subdivision.

Pavement Width

The portion of a street or road with an improved surface intended for vehicular traffic but not to include shoulders, parkways, ditches, or similar parts of a right of way not intended or used for vehicular traffic.

Planning Director

The individual appointed by the Grayson County Commissioners Court who is primarily responsible for the review of all subdivision plats for compliance with these Regulations.

Plat

A map depicting the division or subdivision of land into lots, blocks, parcels, tracts, or other portions. A replat will be considered a plat.

Plat, Preliminary

One or more drawings showing the physical conditions of a tract of land and the surrounding area intended to be subdivided. This plat shall show the developer's intended development program in order to assure that all regulations are complied with.

Plat, Final

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.

Procedure, Short Plat

A review process for a plat containing lots with frontage on an existing street or road of required right of way width or proposed dedication of the required right of way width, and not requiring any additional streets or roads or other public easements in order to comply with these regulations. Land or surrounding lands that due to topography and/or location are deemed to require submission of a drainage plan will not be subdivided as a short plat.

Regulations

Refers to the Grayson County Subdivision Regulations and Road Construction Standards

Replat

Any map, drawing, or plan to show further subdivision of any part of a previously platted subdivision, addition, lot, tract, or parcel of land which had been recorded of record in the County plat records and which may be in either the preliminary or final plat form.

Right of Way

Generally the entire platted, deeded, or dedicated public street or alley which exists between two property lines, whether improved or not, but may also refer to any other public way or portion thereof. In some instances the term "right of way" may describe property for public use through prescriptive rights as identified or limited by legal precedent in the State of Texas.

Shall

Mandatory and not discretionary.

Special Flood Hazard Area (SFHA)

The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year according to the Flood Insurance Rate Map.

Street or Road, Public

Any area, parcel or strip of land which provides vehicular access to adjacent property or land whether designated as a street, road, avenue, lane, thoroughfare, boulevard, place, drive, court, loop or however otherwise designated and which is either dedicated or granted for public purposes or acquired for public use by prescription. (Not all Public Roads are County Roads nor are they all maintained by the County. See the definition of Street, County)

Street, Boundary or Border

A street or road which either exists or will be created wherein a subdivision as herein defined is partially bounded on one or more sides by such street or road and/or where this type of street has or will have a common frontage along adjoining property which is not a part of the land being considered for platting or subdivision.

Street, Collector

A street or road which connects thoroughfare or arterial streets with local streets or roads.

Street, County (Road)

A public street or road which has been accepted for maintenance purposes by the County Commissioners Court, whether acquired by prescription, dedication, or statutory means, or originally constructed by the County. The term "street" and "road" are used interchangeably for the purpose of these regulations.

Street, Local

A street or road that primarily provides direct access to lots within a subdivision.

Street, Private

A road or street that has not been accepted by the County Commissioners Court for maintenance. Some private roads may have been dedicated to the public (See definition of Street or Road, Public). Others may not be dedicated to the public and are under private ownership. In either case, the County is not responsible for maintenance.

Street, Minor Arterial

A street or road that will serve vehicular traffic beyond the limits of the subdivision, connecting subdivisions with commercial or retail areas, schools, different cities or remote areas or which serves as a principal connecting street with State or Federal highways, farm to market roads or major thoroughfares shown or projected on current transportation plans of the Texas Department of Transportation and/or Texoma Council of Governments.

Street, Major Arterial

Provides the highest level of service at the greatest speed for the longest uninterrupted distance with some degree of access control.

Subdivider

Any person, firm, corporation, partnership, association, or any similar individual or group or agents thereof, who divide or propose to divide land so as to constitute a subdivision, whether or not the individual or group is also the developer of the subdivision.

Subdivision

The division of a tract of land into two or more parts to lay out a subdivision of the tract, including an addition, lots or 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 and defined by the Texas Local Government Code.

Surveyor

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

Tract, Parent

The original land tract owned by the developer prior to any subdivision.

Tract, Daughter

Any of the tracts created by the subdivision of a parent tract and including the remaining part of the parent tract.

3. PLATTING PROCEDURES

3.0 Plat Required

3.0.1 The owner of a tract of land located within Grayson County, and outside the limits of an incorporated municipality, must have a plat of the subdivision prepared if the owner divides a tract into two or more parts to lay out:

(i) a subdivision of the tract, including an addition;

(ii) lots; or

(iii) 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, squares, parks or other parts.

3.0.2 A division of a tract under Subsection 3.0.1 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.

3.0.3 The only exceptions to the requirement that a plat be prepared shall be those provided in the Texas Local Government Code 232.0015 Subsection (c) as modified by Subsection (d) or as stated in Texas Local Government Code 232.0015 Subsections (e), (f), (g), (h), (i), (j), and (k). The exceptions are outlined in Section 7 of these Regulations.

3.1 Persons subdividing land in the unincorporated portions of Grayson County shall comply with this section for plat approval. No grading of streets/roads or the sale of lots shall commence, nor shall any other associated construction be accomplished by the owner/developer upon land being subdivided prior to final plat approval, except by written authorization of the Commissioners Court. Approval from the Grayson County Commissioners Court is required before recording a final plat. The procedure for platting subdivisions within Grayson County will be as follows:

3.1.1 Prior to any subdivision of land and any official submittal of a plat for review it is recommended that the owner/developer or owner's agent schedule a meeting with the Planning Director. The owner or agent shall present a preliminary plat to show the street alignment and lot layout. The Planning Director will advise the owner/agent of any necessary corrections for official submittal of the plat.

3.1.2 The owner/agent shall submit a digitized copy of the preliminary plat, a plat application form, required supporting documents and applicable platting fees to the Planning Director. (amended 5-3-2010)

3.1.3 The Planning Director will forward a copy of the plat to the Commissioner for that precinct in which the subdivision is located.

3.1.4 The Planning Director will forward a copy of the plat to the County Sanitarian who will review the plat for compliance with sewage disposal regulations.

- 3.1.5 The Planning Director will forward a copy of the plat to the County 911 Addressing Coordinator who will review the plat for compliance with Grayson County 911 Addressing Regulations.
- 3.1.6 After review by the County staff the Planning Director will notify the owner/agent in writing of any necessary corrections to the plat. Such notification shall be made within ten (10) business days of official receipt of the preliminary plat.
- 3.1.7 The Planning Director will obtain approval of the Commissioner, in whose precinct the subdivision is located, to place the plat on the next Commissioners Court agenda. Commissioners Court will consider approval of the preliminary plat. Approval of the preliminary plat will be required before the owner can proceed with final plat submittal and approval. The Planning Director will provide written notification to the owner/agent of the Commissioners Court action.
- 3.1.8 If the property to be subdivided is located within the extraterritorial jurisdiction of a municipality, the developer shall be responsible for complying with the applicable regulations of the municipality and these Regulations. The developer shall comply with the conditions of any agreement between the County and municipality for development within the extraterritorial jurisdiction. Generally, in cases where the County and municipality have regulations that differ, the more restrictive regulation will take precedent and be enforced.
- 3.1.9 If the property to be platted is located within the boundaries of the Lake Ray Roberts Zoning District the owner shall obtain a recommendation for approval or denial from the Lake Ray Roberts Planning and Zoning Commission before the Commissioners Court considers approval of a plat. A note shall be placed on the plat to indicate the zoning district in which the subdivision is located.
- 3.1.10 If a development will potentially impact the watershed of a floodwater control lake and dam and/or a granted easement area of the Choctaw Watershed Water Improvement District, Upper Elm – Red Soil and Water Conservation District or Grayson County easements on flood retarding structures the owner will submit plans to comply with the adopted guidelines for a development plan within the watershed. Additional review and approval of a development plan may be required through the local office of the Natural Resource Conservation Service (NRCS), Grayson County or other watershed sponsor.. The Planning Director will forward a copy of the plat to the NRCS for initial review and comment.
- 3.1.11 Preliminary plat approval does not constitute acceptance of the subdivision. It only authorizes the owner to proceed with preparation of the final plat for record. Approval of a preliminary plat is valid for one year. If a final plat is not approved within that period the owner will resubmit a new preliminary plat for approval.
- 3.2 Every preliminary plat submission must include the following:
 - 3.2.1 Preliminary plats shall be drawn on a 18"x 24" sheet, scale not to exceed 1" = 200'
 - 3.2.2 Name, address and telephone number of the owner, surveyor and/or engineer.

- 3.2.3 The proposed name of the subdivision and the names, locations, width and dimensions of all proposed and existing streets, alleys, easements, parks and other public spaces, lot lines and proposed land uses.
- 3.2.4 The location of the existing boundary lines of the subdivision and total acreage.
- 3.2.5 A vicinity map showing the subdivision location within the county and the relationship to the nearest existing roads and city.
- 3.2.6 A date the plat was prepared, scale and a North directional arrow.
- 3.2.7 The location of the 100 -year floodplain and all lots, or any part of a lot that is located within the 100 - year floodplain. For subdivisions containing a floodplain, a note on the plat stating “ A floodplain development permit will be required from Grayson County for any construction in the floodplain”. The finished floor elevation must be shown for each lot located in the floodplain. If no part of the subdivision lies within the 100 - year floodplain then it shall be so noted.
- 3.2.8. The exact location, dimensions, description and flowline of all existing and proposed drainage structures.
- 3.2.9 Existing topographic contours at ten (10) foot intervals. Contours of lesser intervals may be required to better determine topographical drainage.
- 3.2.10 The name of all adjacent property owners with the volume and page of recordation and any adjacent subdivisions and streets and how streets in the proposed subdivision may connect with other streets in the area.
- 3.2.11 Description, location and dimensions of proposed and existing utility, drainage and pipeline easements within and adjacent to the property.
- 3.2.12 Maintenance responsibilities, whether private or by Grayson County, shall be noted on the plat.
- 3.2.13 Preliminary water and sewer plans, if applicable.
- 3.2.14 The name of the water, sewer and electric utility companies providing service to the subdivision will be noted on the plat. A statement will be provided if sewage disposal is by individual on-site sewage facilities and/or water service is by individual wells.
- 3.2.15 A letter from the water, sewer and electric utility companies certifying that they will provide service to the proposed subdivision and providing a time frame for the establishment of services.
- 3.2.16 The County reserves the right to use and require submittal of additional forms, contracts, plans, certifications and any other supplementary documents deemed necessary for the enforcement of these Regulations.
- 3.2.17 1) If the owner of a proposed subdivision establishes, through soils test by a site evaluator, registered sanitarian or a registered professional engineer (all to be registered in the State of Texas), that Class Ib, II or III soils dominate a proposed

subdivision, the owner may request approval of lot sizes less than one acre, but at least ½ acre in size. Upon the request for small lots, the Grayson County Commissioners' Court may consider and authorize the smaller lot. This process is to take place during the time the proposed subdivision plat is being considered by the Court. If the Commissioners' Court approves the ½ acres or larger lot size(s), the County's Designated Representative may authorize the construction and use of an OSSF once the applicant meets all the other TCEQ and Grayson County requirements.

2) The minimum lot size where both a water well and an OSSF is present on the same lot is 2 acres. In addition to the 2 acre requirement, the applicant must meet all setback requirements identified in 30 TAC 285.90 Table X. (amended 5-3-2010)

3.2.18 If the proposed subdivision is a portion of a larger tract, which will be subdivided later, a master plan of the entire subdivision will be submitted with the preliminary plat of the first proposed subdivision.

3.2.19 For subdivisions proposing individual water wells for water service, an engineer's report may be required to certify that an adequate supply of groundwater exists to serve the subdivision.

3.3 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. Approval of the preliminary plat is required prior to submitting a final plat. The Commissioners Court must approve the final plat and the plat must be recorded before lots are sold. . The Planning Director will provide written notification of the Commissioners Court action to the owner/agent. The final plat shall be recorded with the County Clerk within six (6) months of Commissioners Court approval. A single six (6) month extension may be granted by the Court. Final plat approval does not include acceptance of streets/roads by the County for maintenance purposes. Street/road acceptance is by separate action of the Court.

An owner/developer may choose to delay approval of a final plat until all required improvements are satisfactorily completed. If so, the owner/developer shall request approval of a Declaration of Intent from the Commissioners Court to approve the final plat subject to the satisfactory completion of the roads, other public improvements and any other conditions imposed by the Court. After satisfactory completion of the roads and other improvements the final plat will then be considered for approval by the Commissioners Court for recording with the County Clerk. Final plats submitted under this option, for issuance of a Declaration of Intent, are not required to submit a financial guarantee noted in Sec. 3.3.6.

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

3.3.1 Final plats will be drawn on 18" x 24" sheets at a scale not to exceed 1" = 200'. One mylar sheet along with 3 paper copies shall be submitted for appropriate signatures and filing with deed records. The mylar and paper copies shall be on a scale not to exceed 1"=200' and shall be on sheets 18"X24". (amended 5-3-2010)

3.3.2 Final plats will show the information required by this section and as approved by the Commissioners Court for the preliminary plat, except item 3.2.9.

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- 3.3.3 A completed application form, developer's contract and the appropriate plat review and inspection fees.
- 3.3.4 Two (2) sets of construction plans sealed by a licensed engineer.
- 3.3.5 Cost documents prepared by the owner's engineer or contractor for the construction of streets, drainage structures, utilities and all other improvements.
- 3.3.6 Construction bonds for street and drainage improvements.
- 3.3.7 An original tax certificate from the Tax Collector of each political subdivision in which the property is located to certify that there are no delinquent taxes.
- 3.3.8 A space for approval of the Commissioners Court and the County Clerk to file the plat for record. See Appendix B.
- 3.3.9 A dedication by the owner, of all streets, roadways, alleys, utility easements and other land intended for public use, and the owners certification that all parties with any interest in the title to the subject property have joined in such dedication, duly executed, acknowledged and sworn to by said owner before a notary public.
- 3.3.10 A space for the approval of a municipality exercising its extraterritorial authority.
- 3.3.11 The seal and signature of the surveyor or engineer responsible for preparation of the plat and the date the plat was prepared.
- 3.3.12 A legal description of the property and location with respect to an original corner of the parent tract. Total acreage will be noted.
- 3.3.13 The number of all lots and blocks arranged in a systematic order. The names of all streets. Curves on all streets, blocks, lots and easements will include the radius, length and central angle of the curve. Lots will show area in acreage or sq. ft.
- 3.3.14 The accurate location of adjacent subdivision streets, blocks, lots and easements, or a note that the adjacent property is undeveloped.
- 3.3.15 A copy of the subdivision restrictions, if any, shall be properly signed and notarized and filed for record with the County Clerk
- 3.3.16 The location, size and description of all permanent monuments and control points.
- 3.3.17 The following statements shall be noted on the final plat:
 - Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
- 3.4 A short plat procedure may be followed for the approval of a subdivision final plat when the land proposed for subdivision meets the following conditions:

- Such land abuts an existing County road or street of required right of way width or abuts an existing County road or street along which adequate right of way shall be dedicated based on the street classification and such land is so located that no additional streets or roads or other public easements are required to comply with these Regulations.
- The topography of the land being subdivided and adjacent land is such that a drainage plan is deemed unnecessary or where drainage facilities are required arrangements have been made for the construction of such facilities. A topographic contour plan drawn per the requirements of a preliminary plat shall be submitted to the Planning Director for review.
- The perimeter of the tract being subdivided has been surveyed and marked on the ground by a registered professional land surveyor licensed in the State of Texas and a plat thereof prepared and filed with the Planning Director.

3.4.1 The short plat submittal process will be the same as that for a final plat except for those items in Sec.3.2.9, 3.3.4, 3.3.5, and 3.3.6. and as noted in this section. The Planning Director will notify the owner in writing of the Commissioners Court action. Short plat submittals shall include the following:

3.4.2 A completed plat application form and plat review fee.

3.4.3 One mylar sheet along with 3 paper copies shall be submitted for appropriate signatures and filing with deed records. The mylar and paper copies shall be on a scale not to exceed 1"=200' and shall be on sheets 18"X24". (amended 5-3-10)

3.4.4 Supporting documentation with the short plat submittal shall include letters from the water, sewer and electric utility companies certifying that they will provide service to the proposed subdivision and providing a schedule for such service.

3.4.5 A suitability study is required to verify that all of the proposed lots in the subdivision will comply with the County regulations for on-site sewage facilities.

3.5 Construction Plans

3.5.1 All construction plans, drawings and calculations shall be sealed by a Registered Professional Engineer licensed to practice in the State of Texas.

3.5.2 Construction plans shall consist of:

- street plans
- drainage plans
- water system and sewer system, if any.
- location and description of all easements

3.5.3 Street construction plans shall include the following:

- the plan of the street at a scale no larger than 1 inch = 50 feet, showing the location of the proposed pavement, ditches and drainage structures within the street right of way.
- the profile of the street at a scale no larger than 1 inch = 50 feet horizontal and 1 inch = 5 feet vertical.
- the street grades and elevations
- the ditch grades and sections

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- typical street sections

3.5.4 Drainage construction plans shall include the following:

- the plan of the drainage ditches including a ditch profile and typical section view.
- the ditch grades, design flow of water, design depth of water and design velocity, direction of flow within streets and drainage channels shall be clearly noted.
- a plan and profile of all culverts under any street with the design flow of water,
- the size of all driveway culverts to carry the design flow of water at each lot in the subdivision when the culvert is installed at the designed ditch grade. A list or map containing the size of each pipe shall be attached to the plat. The developer is responsible for notifying builders and lot owners of the required culvert size.
- headwalls shall be used for erosion control and culvert protection. Rock rip-rap and other suitable materials may be required for additional erosion control.

A drainage area map at a scale of one inch equals 200 feet shall be provided to show the drainage area and include all streets, a hydraulic summary table and identify the boundary of the drainage area contributing runoff into the drainage system. Existing and proposed drainage channels shall be shown. The use of existing natural drainage channels is encouraged. Drainage easements shall be designated on the final plat as required for the drainage system as shown on the engineered drainage plan. Drainage plans shall be based on a 25 year storm frequency.

The drainage plans shall contain the following statement executed by the Engineer responsible for the design:

I, _____, a Texas Licensed Engineer, do hereby affirm that to the best of my knowledge, information and belief and based upon the information provided, the drainage improvements shown on these plans will have no adverse effect on any property adjacent to the property shown.

3.5.5 Water and sewer plans shall include the following:

- the location and size of all proposed water lines in relation to the right of way or easements in which lines are to be located
- the minimum depth to which water lines are to be installed.
- The location of all appurtenances proposed for installation
- sewer plans, at a scale no larger than 1 inch = 50 feet, showing the location and size of all proposed sewer lines in relation to the right of way or easements in which the lines are located.

Construction plans will be reviewed by the Commissioner for the precinct in which the subdivision is located, the Planning Director and inspection personnel, and one set of approved plans will be returned to the developer. The Planning Director will notify the developer and engineer if any additions or corrections are needed. Construction plans must be approved prior to Commissioners Court approval of a final plat.

3.6 Construction Bonds

Prior to recording a final plat the following financial securities are required:

3.6.1 Construction Bonds

All construction shall be complete within two (2) years after approval of a final plat in a timely manner, and in accordance with the terms and specifications contained in these Regulations. The owner/developer shall file a construction bond, executed by a surety company authorized to do business in the State of Texas, and made payable to the County Judge of Grayson County, Texas.

The bond amount shall be equal to one-hundred (100) percent of the estimated cost of construction of roads, streets, drainage structures, underground utilities and all other construction. A written estimate of the cost shall be provided by the owner's engineer or contractor. The construction bond shall remain in full force and in effect until all of the roads/streets, underground utilities, drainage structures and all other construction have been completed and roads accepted by the Commissioners Court. Should any or all of the streets/roads, drainage structures and/or other construction fail to meet the requirements of these Regulations, and the owner/developer fails to correct deficiencies provided in writing by either the County's inspection personnel or Planning Director, the deficiencies and /or unfinished improvements shall be completed at the cost and expense of obliges as provided.

3.6.2 Irrevocable Letter of Credit

An irrevocable letter of credit issued by a federally insured financial institution may be substituted in lieu of a construction bond. The letter of credit shall list the County Judge as the sole beneficiary and also be conditioned that the owner of the tract of land being subdivided will construct any streets or roads in the subdivision in accordance with specifications adopted by the Court and within a reasonable time set by the Court. The letter of credit shall be in an amount equal to the amount of the bond as required under Section 3.6.1, for which the letter of credit is substituted.

3.6.3 Other Financial Securities

A cash deposit or other acceptable financial guarantee may be substituted in lieu of a construction bond. To be acceptable, any other financial guarantee must provide the same security to the County as the required bond, letter of credit or cash deposit. The Commissioners Court's decision as to whether such a guarantee is acceptable is final. The amount of such cash deposit or guarantee shall be equal to the bond described in Section 3.6.1, for which it is substituted.

4. SUBDIVISION REQUIREMENTS

4.1 Streets or Roads

All streets/roads within a subdivision submitted for final plat approval shall be constructed to meet the standards and specifications for roads as approved by the Grayson County Commissioners Court and this section. The owner/developer of a subdivision is responsible for the cost of construction for all streets/roads, drainage and other improvements within the subdivision. Testing shall be performed by a qualified engineering laboratory and the cost of all testing shall be the responsibility of the owner/developer. The Commissioners Court may require additional entrances to a subdivision from a County road for

emergency vehicle access and to provide for increased public safety. The functional classification of each road is described in Appendix D.1. A typical cross section of each road is shown on Appendix D.2.

- 4.1.1 Streets or roads shall be classified, based upon the definitions in Section 2 of these regulations, during the preliminary plat review. The Commissioners Court shall be the final authority for interpretations of road classifications. (amended 6-5-2006)
- 4.1.2 Local street or roads shall have a minimum right of way of sixty (60) feet, a minimum paved roadway surface of twenty-four (24) feet and a base course of not less than twenty-eight (28) feet in width and provide improved shoulders of not less than one (1) foot on each side of the paved surface. (amended 6-5-2006)
- 4.1.3 Collector streets or roads shall have a minimum right of way of eighty (80) feet, a minimum paved roadway surface of forty-four (44) feet and a base course of not less than forty-eight (48) feet in width and provide improved shoulders of not less than one (1) foot on each side of the paved surface. (amended 6-5-2006)
- 4.1.4 Minor arterial streets or roads shall have a minimum right of way of one hundred (100) feet, and may be required a maximum right of way of one hundred (120) feet, a minimum paved roadway surface of forty-four (44) feet and a base course of not less than forty-eight (48) feet in width and provide improved shoulders of not less than one (1) foot on each side of the paved surface. (amended 6-5-2006)
- 4.1.5 Major arterial streets or roads shall have a minimum right of way of two hundred-fifty (250) feet, and may be required a maximum right of way of three hundred (300) feet, a minimum paved roadway surface of sixty-eight (68) feet and a base course of not less than for seventy-two (72) feet in width and provide improved shoulders of not less than One (1) foot on each side of the paved surface. (amended 6-5-2006)
- 4.1.6 Cul-de-sacs shall have a minimum right of way radius of fifty (50) feet, a minimum paved roadway surface radius of thirty-three (33) feet and a base course of not less than a thirty-five (35) foot radius and provide a perimeter improved shoulder of not less than one (1) foot.
- 4.1.7 No cul-de-sac shall exceed one-thousand five-hundred (1,500) feet in length between the center of the turnaround and the intersection of the cul-de-sac with another street or road.
- 4.1.8 Streets/roads shall be designed using generally accepted engineering standards to handle a twenty-five (25) year flood within the right-of-way. All excess water shall be carried off by the use of adequate storm drainage structures or ditches.
- 4.1.9 A proposed subdivision that adjoins or encompasses an existing public street, that does not comply with the minimum right of way requirements of these Regulations, shall provide the dedication of additional right of way along either or both sides of said street so that the minimum right of way required by these

Regulations can be established. If the proposed subdivision abuts only one side of said street, then a minimum of one-half of the required right of way shall be dedicated by such subdivision.

- 4.1.10 All streets or roads shall either be connected at both ends to a dedicated street, or be provided with a turnaround having a minimum paved radius of thirty-three (33) feet and a minimum right of way radius of fifty (50) feet.
- 4.1.11 Street or roads shall, where practical, intersect at a ninety (90) degree angle. Where this is not practical, the intersection, on the side of the acute angle, shall be rounded with a curve or a cut-back, but in no case shall the curve have less than a twenty –five (25) foot radius.
- 4.1.12 New streets or roads which are a continuation of an existing street or road shall be a continuation, without offset, of the existing road.
- 4.1.13 Where streets or roads in an adjoining subdivision end at the property line of the new subdivision, the streets or roads of the adjoining subdivision shall be continued throughout the new subdivision. Where no adjacent connections are platted, the roads in the new subdivision shall be a reasonable projection of the streets or roads in the nearest subdivision.
- 4.1.14 Names of new streets or roads shall be reviewed for use by the Grayson County 911 Addressing Coordinator. New streets or roads will be named to provide continuity with existing streets or roads in adjacent subdivisions that may be expected to extend to the proposed subdivision.
- 4.1.15 No landscaped “islands”, ornamental entrances, trees, decorative squares or any other obstruction to traffic shall be constructed or preserved within the right of way of a street or road dedicated to the public without authorization from the Commissioners Court. If landscaping and/or irrigation is proposed within the right of way, the owner shall create an organization (homeowners association or neighborhood association) that will be responsible for the maintenance and liability of the landscaping and/or irrigation system. The organization shall have assessment authority to insure adequate funding for maintenance.
- 4.1.16 An owner that desires to obtain final plat approval of a subdivision containing existing private/public roads within the subdivision shall provide satisfactory evidence to the Commissioners Court that said streets and roads comply with the minimum current standards for road construction as approved by the Court. The Commissioners Court may require a certification from a registered professional engineer, licensed to practice in the State of Texas, that the private streets/roads do comply with County construction standards and specifications. Additional inspection and testing of the streets/roads may be required as necessary. All expenses for certification, inspection and testing shall be the responsibility of the owner.
- 4.1.17 Grayson County will install and maintain street identification signs on County streets. On private streets the owner/developer shall be responsible for the installation of street identification signs.
- 4.1.18 Acceptance of Subdivision Improvements
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Acceptance of roads and drainage improvements for County maintenance requires a separate action of the Commissioners Court. Approval of a final plat does not constitute acceptance of roads for County maintenance.

- 4.1.19 A developer may apply for an exception to the paving requirement for local streets or roads and the Commissioners Court may grant an exception when the smallest lot in the subdivision is ten (10) acres or more in area and the roadway is owned by a homeowners association and it is privately maintained.
- 4.1.20 Any exceptions to these Regulations require approval from the Commissioners Court, which shall be granted only when the Commissioners Court, in its discretion, decides that there is good cause for such exception.

4.2 Easements

4.2.1 Utility easements shall be a minimum of ten (10) feet in width along the front and rear property line and a minimum of five (5) feet in width along the side property line. It shall be the responsibility of the owner to insure that all utility easements are of the proper width and location to serve the utility companies.

4.2.2 Utility lines crossing a street or road shall be buried a minimum of twenty-four (24) inches below the ditch line or a minimum of thirty-six (36) inches below the crown of the street or road, whichever is greater.

4.2.3 If new streets or roads are constructed over existing petroleum pipe line crossings the pipe shall be protected as follows:

- Encased pipe shall be a minimum of three (3) feet below the deepest proposed ditch line.
- Non-cased pipe (of extra wall thickness meeting federal regulations) shall be a minimum of four (4) feet below the deepest proposed ditch line.

Grayson County will not accept roads for maintenance which contain a petroleum pipe line within the right of way, other than a crossing pipeline. Approval from the pipeline company is required for new streets/roads crossing easements.

4.2.4 Drainage easements shall be dedicated by the owner of sufficient width and location in order to maintain and construct the storm water drainage system based on plans prepared by a registered professional engineer.

4.2.5 Drainage easements shall generally be located along existing drainage channels and equal the top width of the channel plus ten (10) feet on each side.

4.2.6 Where drainage crosses a street or road the storm drainage shall be carried in pipe(s) or through bridges or culverts sized by a registered professional engineer at the developer's expense. Additional drainage easements, outside the right of way and at culvert crossings may be required by the Commissioners Court for maintenance and/or protection of the street/road system.

4.2.7 Grayson County does not provide maintenance for drainage other than for drainage necessary for protecting the street or road system.

4.3 Lots

4.3.1 (1) If applicant applies for an exception to the one acre requirement while in the subdivision platting process and the subdivision is served by a public water supply. If the owner of the proposed subdivision establishes, through soils test by a site evaluator, registered sanitarian or a registered professional engineer (all to be registered in the State of Texas), that Class Ib, II or III soils dominate a proposed subdivision, the owner may request approval of lot sizes less than one acre, but at least ½ acre in size. Upon the request for small lots, the Grayson County Commissioners' Court may consider and authorize the smaller lot. This process is to take place during the time the proposed subdivision plat is being considered by the Court. If the Commissioners' Court approves the ½ acres or larger lot size(s), the County's Designated Representative may authorize the construction and use of an OSSF once the applicant meets all the other TCEQ and Grayson County requirements.

2) The minimum lot size where both a water well and an OSSF is present on the same lot is 2 acres. In addition to the 2 acre requirement, the applicant must meet all setback requirements identified in 30 TAC 285.90 Table X. (amended 5-3-2010)

4.3.1 Building setback lines shall be fifty (50) feet from the edge of the right of way along all state or federal roads and highways. The building setback line from all other streets and roads shall be twenty-five (25) feet. Building setback lines shall be shown on the preliminary and final plats. For property located within the Lake Ray Roberts Zoning District, the provisions of the Lake Ray Roberts Zoning Ordinance shall apply for building setback requirements.

4.3.2 Lots shall be a minimum of thirty (30) feet in width as measured along the front property line. All lots shall abut and have direct access to a County street or road, or abut and have direct access to a private or public road that has been constructed to the current construction standards of these Regulations and which has the required dedicated right of way.

4.4 Floodplains

Subdivisions that are located in a flood zone as shown on the current Flood Insurance Rate Map (FIRM) for Grayson County will comply with this section. Subdivisions containing a floodway may be subject to an encroachment review and

Required to submit an encroachment certification by a licensed engineer. The developer shall be responsible for the costs of any engineering studies and certifications necessary to determine the impact of improvements on flood flows downstream and flood heights upstream and adjacent to the subdivision.

4.4.1 All subdivision submittals shall comply with the current Floodplain Management Court Order, Standards For Subdivision Proposals, adopted by the Grayson County Commissioners Court.

4.4.2 The finished floor elevation for each lot located in the floodplain shall be shown on the plat and the boundaries of the floodplain shall be delineated.

- 4.4.3 The preliminary and final plat shall be noted "A development permit is required from Grayson County prior to any construction in the floodplain".
- 4.4.4 Permanent type bench marks shall be set in appropriate locations with the description and elevation shown on the plat.
- 4.4.5 Grayson County is not responsible for the provision and maintenance of drainage to reduce flood damage on individual private lots.

4.5 Private Subdivisions

Subdivisions utilizing private roads shall comply with the following requirements :

- 4.5.1 Streets or roads shall comply with current Grayson County minimum construction standards for public streets/roads.
- 4.5.2 A statement will be provided on the plat and in the restrictions that Grayson County will never accept or maintain the streets/roads unless they meet the County construction standards in effect on the date of acceptance.
- 4.5.3 A statement will be provided on the plat that the streets/roads will be maintained in perpetuity by the owners in the subdivision and provisions established for assessment of property to provide revenue for perpetual maintenance.
- 4.5.4 A homeowners association shall be formed and will be responsible for street/road maintenance within the subdivision. The association will have assessment authority. Membership in the association shall be required for each property owner. A copy of the association rules shall be submitted with the plat for recording.
- 4.5.5 The plat shall contain a requirement that every deed contain a notice to each grantee that the streets/roads are private, the owners are liable for maintenance and that the quality of streets/roads may affect access by emergency services.
- 4.5.6 The developer will place a sign at the entrance to the subdivision advising that the streets/roads are privately maintained. The sign will be clearly visible and will be maintained in good repair by the developer and homeowners association.

5. Enforcement

The Commissioners Court of Grayson County shall have the authority to refuse to approve and authorize any map or plat of any such subdivision, unless such map or plat meets the requirements as set forth in these Regulations.

At the request of the Commissioners Court of Grayson County, the Criminal District Attorney or any other prosecuting attorney representing the County may file an action in a court of competent jurisdiction to:

- enjoin the violation or threatened violation of a requirement established by or adopted under these Regulations, or

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- 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 under these Regulations.
- a person commits an offense if the person knowingly or intentionally violates a requirement established by or adopted under this Act by the Commissioners Court.

6. Severability

If any provision of these Regulations or the application thereof to any person or circumstances is held invalid, the validity of the remainder of the Regulations and the application thereof to other persons and circumstances shall not be affected.

7. Exceptions to Platting

Pursuant to the Texas Local Government Code, the following exceptions to subdivision of land and the filing of a plat are effective. The exceptions listed in this appendix do not apply if new streets/roads are to be constructed in order to provide a daughter tract with access frontage on a public or private road or if access easements are provided for the use of tract owners adjacent to such easements. An owner who claims an exception to platting may be required to submit documentation to the County to verify he or she is complying with the qualifications of the exception. The documentation may include an affidavit claiming the exception to platting and including a detailed basis for the exception, under penalties of perjury, and copies of deeds or other instruments creating the daughter tracts.

7.1 Lot Size

A plat is not required if:

- (1) all of the daughter tracts are more than ten (10) acres in area; and
- (2) the owner does not lay out on the parent tract any 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.

7.2 Family Grants

A plat is not required if the owner of a tract divides the tract and:

- (1) the owner does not lay out a part of the tract for streets, alleys, squares, parks or other parts 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; and
- (2) 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.

If any lot is sold, given or otherwise transferred to an individual who is not related to the owner of the parent tract within the third degree by consanguinity or

affinity, the platting requirements of these Regulations apply. Consanguinity and affinity are determined in accordance with Texas Government Code Chapter 573. In general, the term third degree of consanguinity refers to parents, children, brother, sister, grandparent, grandchild, great-grandparent, great-grandchild, aunt who is a sister of a parent of the owner, uncle who is the brother of a parent of the owner, nephew or niece who is a child of a brother or sister of a parent of the owner. In general, the third degree of affinity includes the owner's spouse, any person related to the owner's spouse in the third degree of consanguinity and the spouse of any person related to the owner within the third degree of consanguinity.

7.3 Phased Subdivisions

A plat is not required of an owner who divides a tract into two or more parts if:

- (1) one daughter tract is to be retained by the owner and the other daughter tract is to be transferred to another person who will further subdivide that tract subject to the plat approval requirements of these Regulations and the Texas Local Government Code; and
- (2) the owner does not lay out any 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.

7.4 Agricultural Use

A plat is not required of a landowner who divides a tract into two or more parts if :

- (1) the owner does not lay out a part of the tract for streets, alleys, squares, parks or other parts 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; and
- (2) every daughter tract 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.

If any daughter tract ceases to be used primarily for agricultural use or for farm, ranch, wildlife management or timber production use, the platting requirements of these Regulations apply.

7.5 Veterans Purchase

A plat is not required if all of the lots are sold to veteran's through the Veteran's Land Board program and the owner of the parent tract does not lay out any 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.

7.6 Government Land Grayson County Subdivision Regulations Adopted 6/3/02

A plat is not required for the subdivision of a tract of land belonging to the State or any State agency, board, or commission or owned by the Permanent School Fund or any other dedicated funds of the State unless the subdivision lays out any 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.

7.7 Sale of Government Land in a Floodplain

A plat is not required if the owner is a political subdivision of the State of Texas; the land is located in a floodplain and the land is sold to adjoining landowners.

7.8 Partition Among Original Owners

A plat is not required for the division of a tract if:

- (1) 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; and
- (2) the owner does not lay out any 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.

**8. SECTION VIII
STANDARD SPECIFICATIONS
FOR
SUBDIVIDERS, DEVELOPERS, AND PRIVATE CONTRACTORS
FOR CONSTRUCTION OF PUBLIC STREETS, ROADS AND ASSOCIATED
IMPROVEMENTS
GRAYSON COUNTY, TEXAS**

Technical Specifications

(Special Working Conditions)

I. SCOPE OF THE WORK:

GC 1.01 GENERAL:

The work to be done on County rights-of-way and dedicated public property consists of furnishing all materials required, all equipment, tools, labor, supervision, and all other items required to construct the improvements as shown in the plans and described in these specifications. The quantities shown in the contract are estimated quantities, based on the proposed construction as shown in the plans.

GC 1.02 PROJECT:

The project consists of the construction of street or road and street or road components, including appurtenant storm drainage facilities, located and set forth in descriptive terms, including name of subdivision and major components of the work by street or road name and subsidiary items associated with the streets or roads described as:

GC 1.03 MAJOR ITEMS:

The major items of work which are listed below or are inserted in the blank spaces may be applicable to each project:

- () Unclassified excavation with haul and finished parkway grading.
- () Subgrade finished and compacted to specifications.
- () Improved subgrade by stabilization with (lime) (cement) compacted to specifications and finished to grade.
- () Subbase of specified materials compacted to specifications and finished to grade.
- () Crushed limestone flexible base compacted to specifications and finished to grade with prime coat.
- () Two course penetration surface treatment wearing surface.
- () Concrete valley gutters.
- () Pipe culvert system.

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GC 1.04 OTHER CONSTRUCTION IN AREA:

Utility line construction is to be accomplished in the area of the street or road and street or road component construction in the project. All underground utility lines, both public and franchised, including mains and service lines which are to be located under any proposed street surface shall be properly installed prior to starting any permanent work on the street or road or on the surfaced structures or parkway improvements. The contractor shall receive assurance that such underground construction has been accomplished and backfills properly compacted before he commences subgrade compaction and subgrade finished grading. The identity and status of construction of underground utility mains and service lines must be as set forth and included as a minimum.

- () Underground water lines
- () Sanitary sewer line
- () Underground storm sewer structures
- () Gas lines
- () Underground electrical service
- () Underground telephone service
- () Underground TV cable

GC 1.05 CONSTRUCTION PROCEDURE:

The contractor shall present his proposed construction methods and procedures to the subdivider/developer and the Technical Review Staff of the County and the payer at a preconstruction conference prior to the beginning of the work. In general, all underground utility mains and service lines, including manholes, shall have been compacted or the rough grading for streets, including parkways, shall be accomplished and all other street work suspended until all the underground utilities are installed complete with properly compacted backfills. After the underground utilities are properly installed, road or street construction shall progress in sequence for any section of construction, unless approved otherwise by responsible officials of Grayson County as follows:

1. Subgrade preparation.
2. Drainage culverts installed along with other similar subsidiary road or street components.

3. Subbase, complete.
4. First lift of compacted crushed limestone base course.
5. Construct all drainage valleys, inlets, retards, etc., all properly backfilled.
6. Subsequent lifts of compacted crushed limestone base course.
7. Prime surface of base.
8. Street wearing surface.
9. Street or road signs.
10. Final clean up and touch up grading in between street right-of-way lines (parkway).

Any alteration of the methods or procedures agreed upon at the preconstruction conference shall be approved in writing by the County's Technical Review Staff.

II. SPECIFICATIONS OF THE TEXAS DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION:

In general, the specifications of the Texas Department of Highways and Public Transportation are complementary to these specifications for this work. Should any conflict arise between the Texas Department of Highways and Public Transportation specifications and those outlined in these specifications, these specifications shall prevail. The referenced Texas Department of Highways and Public Transportation specifications are as numbered and described into the booklet entitled, "Standard Specification for Road and Bridge Construction," as most recently adopted by the Texas Department of Highways and Public Transportation. The following of these specifications are hereby made a part of this Section of this document by reference and all conditions pertaining thereto shall apply:

- Roadway Excavation
- Sprinkling
- Rolling, flat wheel
- Rolling, tamping
- Rolling, pneumatic
- Flexible Base (subbase)
- Flexible Base (crushed stone)
- Hydrated Lime and Lime Slurry
- Portland Cement Treatment for Materials in Place
- Prime Coat
- Concrete
- Reinforcing Steel
- Corrugated Metal Culverts or Reinforced Concrete Pipe

III. EQUIPMENT REQUIREMENTS:

GC 3.01 EQUIPMENT REQUIREMENTS:

The contractor shall submit to the County's Technical Review Staff, at the preconstruction conference, a list of equipment that he proposes to use in the construction work. Such equipment shall be of the size and type to fulfill County Requirements.

IV. CONSTRUCTION SPECIFICATIONS:

GC 4.01 METHOD OF CONSTRUCTION:

The order in which the work will be done shall be as agreed on at the preconstruction conference with due regard for the inconvenience to the public. Should the sequence of construction or conditions exist other than contemplated in Paragraph GC 1.05., these shall be set forth in writing and, when approved by Grayson County's Technical Review Staff, shall prevail.

GC 4.02 TRAFFIC DIRECTION, LIGHTS, AND BARRICADES:

In the process of constructing the project, the contractor shall provide flagmen, if required, to direct traffic during construction hours so that the public will be protected from moving equipment or other hazards due to the construction.

1. Appropriate barricades shall be provided at points where needed with approved reflectors or lights for each barricade, by the contractor.

GC 4.03 TESTING:

The County shall have the right, but not the obligation, to request the laboratory tests described herein. The laboratory tests shall only be required when in the opinion of the County's inspection personnel there is sufficient reason to believe that construction or materials is not in conformance to County specifications. Any testing required shall be performed by a testing laboratory accepted by the County. The cost of all testing shall be borne by either the subdivider/developer or the contractor.

GC 4.04 UNCLASSIFIED EXCAVATION:

Unclassified excavation shall consist of the removal of all types of materials which are requested to be removed by the County from the street or road bed and parkway area for purposes of accomplishing the construction of the street and street components and grading the parkway.

1. The contractor shall remove the materials in the manner as agreed to in the preconstruction conference.
2. Grading and excavation shall be to lines and grades established by the subdivider's/developer's engineer or surveyor. Should unsuitable subgrade be encountered, undercutting may be required.

GC 4.05 WETTED AND ROLLED EMBANKMENT:

This item consists of setting up excavated material taken from the roadbed where excavation is necessary and deposited in low places as required by the plans and specifications prepared by the subdivider's/developer's engineer. It consists of removing, placing the embankment by spreading, rolling, watering, and completely compacting the embankment and getting it into condition to receive

the base material. Embankments shall be made in uniform layers not to exceed eight inches (8") of loose depth and compacted with suitable equipment. Such embankment shall have a uniform density and be compacted at or slightly above the optimum moisture content, with a density of not less than ninety-five percent (95%) of the maximum density as determined by AASHO Test Designation T-99 (Standard Proctor).

1. Laboratory testing of the embankment shall be provided at the expense of the subdivider/developer or contractor when required by the County's inspection personnel.

GC 4.06 DRAINAGE IMPROVEMENTS:

Culverts with adequate capacity for the estimated water flow and run-off shall be provided at all street and road crossings, as set forth in the plans and specifications. Such culverts shall be either corrugated metal or concrete. Open ditch drainage parallel to the road or street shall be provided at the line and grade specified in the plans and specifications. Street intersection valleys are permitted without drain culverts required only when designed as such by the subdivider's/developer's engineer.

1. These structures shall be constructed to the lines and grades as established by the subdivider's/developer's engineer and to the proper dimensions as shown in the plans.
2. Exposed concrete on culverts, inlets, retards, headwalls, retaining walls, and other exposed concrete shall be rubbed to a smooth and uniform finish. All honeycomb shall be hammered out, coated with a concrete adhesive, and grouted.
3. Any concrete placed as part of the work shall be installed by Texas Department of Highways and Public Transportation standards.

GC 4.07 METAL CULVERTS:

Metal culverts, when required, shall be of the following size based on the subdivider's/developer's engineer's design and approved by the Technical Review Staff:

<u>Diameter</u>	<u>Gauge</u>
0" – 36"	16
37" – 71"	12
72" or more	10

All metal culverts shall be corrugated steel and shall have turned ends.

GC 4.08 CONCRETE FOR VALLEY GUTTERS:

The concrete used for valley gutters, if required, shall be Class 'A' concrete which shall comply with the Texas Department of Highways and Public

Transportation specifications and shall have a minimum compressive strength of 3000 psi at 28 days.

1. All concrete shall be formed, poured, and finished to lines and grades as established by the subdivider's/developer's engineer. The County's Technical Review Staff shall be notified when the contractor plans to pour concrete.

GC 4.09 REINFORCED CONCRETE PIPE AND FITTINGS:

Reinforced concrete pipe, when specified, shall be furnished and installed at locations as shown in the plans. The pipe shall be of the specified sizes and shall meet ASTM C76-59T, Class III, pipe specifications. Concrete pipe fittings shall be of the same quality.

1. The contractor may use alternate drainage pipe material when specified by the subdivider's/developer's engineer and approved by the Commissioner's Court.
2. The pipe shall be installed in accordance with the Texas Department of Highways and Public Transportation specifications.
3. Backfill in all areas to be paved shall be made by mechanical means. The backfill earth shall be moistened as necessary for proper compaction and shall be compacted such that the resulting backfill will have a density from the bottom of the trench to level with the existing or proposed subgrade equal to or exceeding the density of the natural undisturbed earth in the trench sides. Backfill in areas outside of areas to be paved may be water tamped.
4. In all cases, the contractor shall blade and otherwise maintain the trench area in a neat and workman like manner until the completion of the project and final approval of the project is issued.

GC 4.10 REINFORCING STEEL:

Reinforcing steel shall conform to requirements of Texas Department of Highways and Public Transportation specifications.

GC 4.11 PREPARATION OF SUBGRADE:

The bottom of the excavation for the pavement structure or top of the fill shall be known as the pavement subgrade and shall conform to the lines and grades as established by the subdivider's/developer's engineer. Construction staking shall be provided at the expense of the subdivider/developer or contractor.

1. The subgrade shall be prepared to a depth of approximately six inches (6") by scarifying, blading, wetting, and rolling. Such Subgrade shall be compacted at or slightly above the optimum moisture content to a uniform density of not less than ninety-five percent (95%) of the maximum density as determined by AASHTO Test Designation T-99 (Standard Proctor).
Should the contractor inadvertently undercut the finish subgrade

elevation, he shall fill the area with select materials and compact them as set forth in the embankment section of these specifications.

2. All soft or yielding materials ordered removed by the County's inspection personnel shall be replaced with select material which shall be compacted as required for embankments.
3. Base material shall not be placed upon wet or frozen subgrade or other subgrade, the stability of which, in the opinion of the County's inspection personnel, is unsuitable for the placement of the base material.
4. Immediately before placing base material on the subgrade, the subgrade shall be tested or inspected for compaction and conformity with the cross-section shown on the plans. If necessary, material shall be removed or added as required to bring all portions of the subgrade to the correct elevation. Any disturbed materials shall be thoroughly compacted as required.
5. The finished subgrade shall be maintained in a smooth and compacted condition until the base material has been placed.
6. Laboratory testing of the subgrade shall be provided at the subdivider's/developer's or contractor's expense, when required by the County's inspection personnel.

GC 4.12 LIME STABILIZED SUBGRADE:

This item, if required, shall consist of treating the subgrade by pulverizing, addition of lime, mixing, and compacting the mixed material to the required density according to the Texas Department of Highways and Public Transportation standards. This item applies to natural ground, embankment or existing pavement structure, and shall be constructed as follows:

1. Lime stabilization shall be required when the preliminary soils test shows a soil P.I. (Plasticity Index) of fifteen (15) or greater.
2. Lime shall be applied at the rate of thirty-three (33) pounds per square yard of subgrade or as specified by Texas-Department of Highways and Public Transportation standards.
3. Laboratory testing of the stabilized subgrade shall be provided at the expense of the subdivider/developer or contractor when required by the County's inspection personnel.

GC 4.13 PORTLAND CEMENT STABILIZED SUBGRADE:

This item, if required, shall consist of treating the subgrade by the pulverizing, addition of Portland cement, mixing, wetting, and compacting the mixed material to the required density. This item applies to natural ground, embankment, or existing pavement structure and shall be constructed as required by the Texas Department of Highways and Public Transportation specifications. The stabilized

subgrade shall be in conformity with the typical sections, lines, and grades as shown on the plans or as established by the subdivider's/developer's engineer.

1. Laboratory testing of the stabilized subgrade shall be provided at the expense of the subdivider/developer or contractor when required by the County's inspection personnel.

GC 4.14 COMPACTED CRUSHED LIMESTONE BASE:

The layer (or layers) of very high stability and density material which make up the first structural component under the wearing surface of a flexible pavement is known as the pavement base. This base shall not be less than six inches (6") thick after compaction, regardless of the treatment (s) of the subgrade or subbase to provide an adequate foundation for the street or road.

1. All areas to be paved shall have a flexible base, unless otherwise specified. The base material shall be crushed limestone as approved by the County or shall meet Texas Department of Highways and Public Transportation specifications for Type A, Grade 1, Base Material. The material shall be graded according to 'Standard Specifications for Roads and Bridges' as adopted by the Texas Department of Highways and Public Transportation. Such material shall be free of clay and dirt.
2. If, in the interest of economy, the subdivider's/developer's engineer has elected to specify suitable subbase materials which are cheaper than base materials of higher quality, the drawings will show the required thickness of the subbase and the paragraph on subbase shall apply to that portion of the street or road structure. The compacted thickness of the base shall be as specified by the subdivider's/developer's engineer and as contained in the contract documents approved by the Commissioner's court but shall in no cases be less than six inches ("6").
3. The base material shall be compacted in at least two lifts, although the contractor may use more if he wishes. The contractor shall place the limestone materials on the approved subgrade (or subbase) and blade, water, and roll the base material until it is set up to the apparent required density, but subject to test.
4. The base course material shall be compacted to have a uniform density of not less than ninety-five percent (95%) of the maximum density as determined by AASHO Test Designation T180, Method D. Laboratory testing of the base shall be provided at the expense of the subdivider/developer or contractor when required by the County's inspection personnel.
5. After the first lift has been installed and approved by the County's inspection personnel, the contractor may place additional material on the prior lift(s) of the base and compact it as specified for the first lift. Additional material shall be added until the resulting surface conforms to the cross-section as shown in the plans or grade sheets. Should the County's inspection personnel so direct, the contractor shall blade up sections of the base material and recompact it in the event that small amounts of material need to be added to bring the section to grade. The cross-section shall be within one-half inch (1/2") of that specified and the longitudinal variation shall not exceed one inch (1") in sixteen feet (16').

6. Care shall be taken in the mixing of the base material so as to prevent 'nests' or sections of fine or coarse material concentrated in one area. All areas and 'nests' of segregated coarse or fine material shall be corrected or removed and replaced with well graded material. Such replaced material shall be thoroughly compacted as specified for the base.
7. After the cross-section and line of the base has been approved, the contractor shall thoroughly wet the surface of the material and roll with approved rollers until the surface of the base material is covered with a thick coat of rock dust paste. He shall then close the section of street or road so prepared to traffic for a period of twenty-four (24) hours, if possible. If conditions are such that closing to traffic is not desirable, the contractor shall keep the areas along the traffic lanes moist, and, if necessary, roll the edges daily so that the entire cross-section will cure at the same rate.
8. After the base material has been set up to these requirements and shaped to proper dimensions, the contractor shall clean the base until all loose material has been removed by brooming and blading. The base shall then be primed in accordance with the section on Asphalt Prime Coat of these specifications.

GC 4.15 ASPHALT PRIME COAT:

After the base has been approved for cross-section and grade alignment and determined suitable to be primed, the contractor shall then apply a prime coat of asphalt to the base at the rate of 0.20 to 0.25 gallons per square yard of surface or as specified by inspection personnel. The asphaltic materials used for this prime coat shall be NC-30 or equivalent. Any puddles of asphalt shall be blotted with clean, sharp sand.

1. Should it be necessary for traffic to use such primed streets, the surface of the prime shall be covered with a thin layer of a minimum of three (3) days in hot weather (80°F and rising) and longer if the County's inspection personnel deems necessary, before the wearing surface is applied. In the event the prime coat does not completely cover the surface of the base material at the end of the curing period, or foreign material has stuck to the surface, the contractor shall clean the primed surface and make such repairs as may be necessary in the prime coat and base before proceeding with the wearing surface.
2. Prime coat shall not be applied when the air temperature is below 60°F and falling, but it may be applied when the air temperature is above 50°F and rising. Asphaltic materials shall not be placed when general weather conditions or surface of the street, in the opinion of the County's inspection personnel, are not suitable.

GC 4.16 DOUBLE SURFACE TREATMENT:

This item shall consist of a wearing surface composed of two applications of asphaltic material, each covered with aggregate, constructed on the prepared base course in accordance with specifications herein. Minimum specifications for materials and quantities shall be as follows:

<u>ITEM</u>	<u>FIRST COURSE</u>	<u>SECOND COURSE</u>
Prime Coat Application Rate	MC-30, or Equivalent 0.20 – 0.25 Gal./S.Y.	
Asphalt	AC-5, AC-3, RC-2 or CRS2 Emulsion	AC-5, AC-3, RC-2 or CRS2 Emulsion
Application Rate	0.3 Gal. /S.Y.	0.35 Gal./S.Y.
Stone Application Rate	Type 'B' – Grade 2 80/S.Y. per C.Y.	Type 'B' – Grade 4 110/S.Y. per C.Y.
Size of Stone	1/2" to 5/8"	3/8" to 1/2"

1. The first course of AC-5, AC-3, RC-2 or CRS2 Emulsion at specified temperatures shall be uniformly applied and followed immediately by mechanical rock or chip spreading equipment prior to initial cooling of the liquid asphalt. Stone aggregate shall be clean and free of dirt, dust, or debris from stockpiling. The stone will then be rolled with the steel wheeled roller specified serving to break down and to imbed the stone aggregate into the liquid asphalt prior to it having significantly cooled. Steel wheel rolling may be limited to one single uniform set of slightly overlapping passes of the specified pneumatic roller until evidence of liquid asphalt is no longer apparent through the aggregate.
2. The second course of asphalt, AC-5, AC-3, RC-2 or CRS2 Emulsion, shall be placed and followed as described for the first course, but shall show no signs of missed strips due to improper guiding of the distributor or due to clogged or inoperative nozzles on the asphalt distributor. Areas of uneven aggregate distribution or of excessive bleeding of liquid asphalt shall be hand-worked and rolled as directed by the County's inspection personnel.

GC 4.17 EXCESSIVE BLEEDING:

The contractor shall be responsible for blotting or chatting any areas along the newly constructed street or road which shows evidence of excessive bleeding when exposed to traffic or warm weather.

GC 4.18 STREET SIGNS:

All streets and roads must be named and marked with permanent, long lasting material, such as fiberglass, etc., signs with letters at least four inches (4") high. The use and installation of signs designating 'County Maintenance Ends' shall be required where private roads adjoin or intersect public roads constructed under the technical specifications set forth herein. Such 'County Maintenance Ends' sign or signs shall be in conformity as to size, color and installed height with the 'Uniform Manual on Traffic Signs and Signals' as used by the Texas Department of Highways and Public Transportation.

Grayson County Subdivision
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Appendix A

PLAT APPLICATION
Grayson County Planning Department
100 W. Houston St.
Sherman, Texas 75090
(903) 813-4247
(903) 893-2707 FAX

DATE: _____

TYPE OF PLAT: ___Preliminary Plat ___ Short Form ___ Final Plat ___ Replat ___

DESCRIPTION OF PROPERTY:

Addition Name _____
Total Number of Acres _____ Total Number of Lots _____
Size of Lots (min./max.) _____

Location of Property _____
Location in Lake Ray Roberts Zoning District? Yes _____ No _____
Location in Extraterritorial Jurisdiction of a Municipality? Yes _____ No _____
If Yes, Name of Municipality _____

APPLICANTS:

Owner: _____	Owner's Agent: _____
Address: _____	Address: _____
_____	_____
_____	_____

Phone No. _____	Phone No. _____
Fax. No. _____	Fax. No. _____

Person to be Contacted Regarding this Application: _____
Phone Number of Contact _____ Date Application Submitted: _____

Additional Comments Regarding Application: _____

Application Submitted By: _____
(signature)
Printed Name: _____

Note: Allow ten business (10) days for plat review and written comments. Verify correct number of plats are submitted with this a along with supporting documentation and payment of applicable fees to Grayson County.
Grayson County Subdivision
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Appendix B

Plat Notes for County Officials

County Commissioners Approval

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRAYSON §

I, (CURRENT COUNTY JUDGE), County Judge of Grayson County, Texas do hereby certify that this final plat, with field notes hereon, having been fully presented to the Commissioners Court of Grayson County , Texas and by the said Court duly considered, was on this day approved and the plat is authorized to be registered and recorded in the proper records of the County Clerk of Grayson County, Texas.

(Current County Judge), County Judge
Grayson County, Texas

Date

County Clerk’s Approval

Certificate of Compliance

The undersigned, the County Clerk of Grayson County, Texas, does hereby certify that on the _____ day of _____, 20____, the Grayson County Commissioners Court by appropriate minute order did find that this final plat of _____ is in compliance with applicable state and county subdivision regulations and did approve the same for filing in the plat records of Grayson County, Texas

Certified this _____ day of _____, 20_____.

County Clerk
Grayson County, Texas

Grayson County Subdivision
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Appendix B – Page 2

Acceptance of Dedication of Any Public Ways

Certificate Acceptance of Dedication

The undersigned, the County Clerk of Grayson County, Texas does hereby certify that on the ____ day of _____, 20____, that all the owners of real property described above did execute and deliver unto the Grayson County Commissioners Court their dedication of all streets, alleys, parks, easements, and other public areas to the public, a copy of which is affixed to the face of this plat; and the Grayson County Commissioners Court did by appropriate minute order accept the dedication of all streets, alleys, parks, easements and other public areas on behalf of the public.

Certified this ____ day of _____, 20____.

County Clerk
Grayson County, Texas

Dedication Statement for Privately Maintained Roads

The undersigned owner of the above described property states and acknowledges that the _____ - foot wide strip of land designated as _____ is a private access easement for the benefit of adjoining landowners only and that the road on said easement is a private road and not a public road nor a County road of which all buyers or transferees of adjoining property are hereby notified and should take notice.

Witness my hand on this ____ day of _____, 20____.

Owner

Appendix C

Fee Schedule

Preliminary Plat

Base fee = \$ 250.00

Plus: \$ 50.00 per acre or fraction thereof for the first five (5) acres

Plus: \$ 5.00 per acre or fraction thereof for the property in excess
of five (5) acres

Phased developments will be assessed on total acreage of all phases, plus base fee, as a preliminary plat, and subsequent phases will be assessed only on total acreage for that phase, excluding base fee, as a preliminary plat.

Plats submitted as a short form submittal will be assessed the preliminary plat fee.

Final Plat

Base fee = \$ 75.00

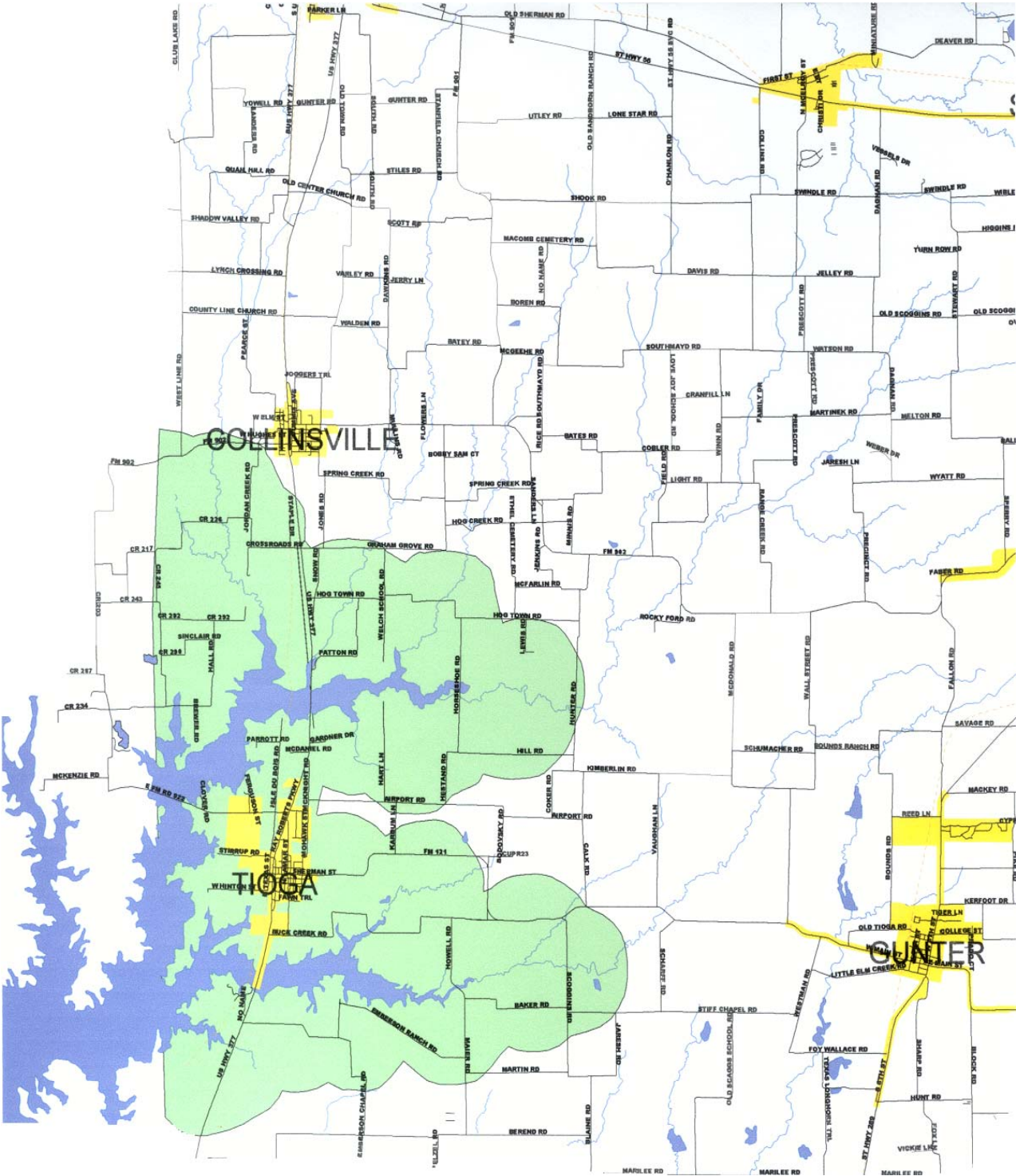
Inspection Fee

Base fee = \$ 1,600 for up to one (1) mile (5,280 linear feet) of
constructed improvements

Plus: \$ 175.00 per one-half (1/2) mile (2,640 linear feet) or
portion thereof of improvements in excess of one (1) mile

Copy of Subdivision Regulations/Road Standards: \$10.00 per copy

Appendix D

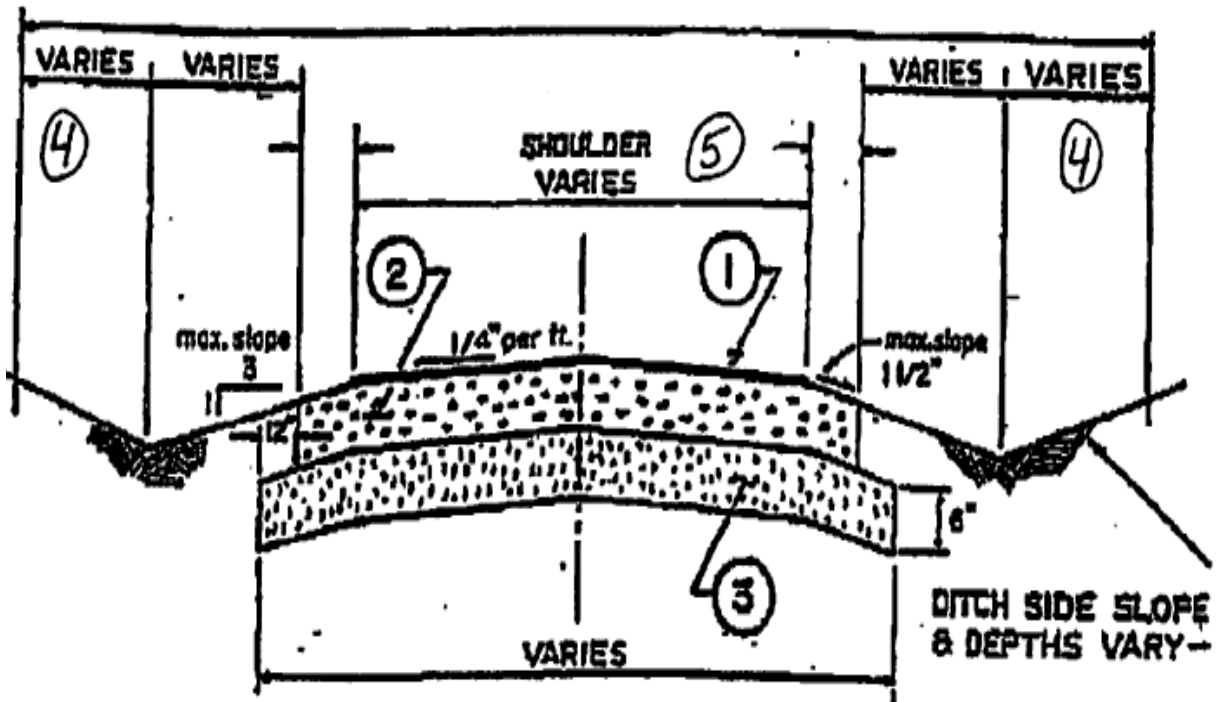


Grayson County Subdivision Regulations Adopted 6/3/02

Appendix D.2

SUBDIVISIONS WITH LOTS LESS THAN 10 ACRES

TYPICAL ROAD SECTION



1. Primer and Two Course Asphalt Treatment
2. Six (6) inches of Flexible Base (SDHPT Specifications) compacted to 95% Standard Proctor Density
3. Sub-grade or Sub-base, Six (6) inches minimum, compacted
4. Right of Way According to Functional Classification Plan
5. According to Functional Classification Plan

Appendix E

DEVELOPER'S CONTRACT

STATE OF TEXAS §
COUNTY OF GRAYSON §

This agreement entered into this ____ day of _____, 20____, by and between the Grayson County Commissioners Court (hereinafter referred to as GCCC) and _____(hereinafter referred to as Developer),
WITNESSETH THAT:

WHEREAS, as the Developer desires to obtain approval of proposed improvements to the subdivision known as _____ and to have the GCCC approve the streets, roads and drainage improvements, the Developer and the GCCC have reached agreement in regard thereto :

NOW, THEREFORE, in consideration of the premises, the Developer and the GCCC do enter into the following agreement :

- A. Upon the execution of this agreement, the plat, plans, specifications, and orders of the GCCC, made in connection with the approval of this project, are confirmed, ratified, and agreed upon by both parties and the Developer agrees to comply with such orders of GCCC as applicable to said Subdivision; and all work will be done under the supervision of the GCCC to County standards and in accordance with applicable County regulations.
- B. The plat, plans, specifications, and County orders of the GCCC, referred to in Part 'A' above, are made a part thereof.
- C. The Developer will pay for and transfer ownership to the County or legally recognized homeowner's association (or equivalent), free and clear of all liens and costs, all of the improvements provided by the plat, plans, specifications, and orders of the GCCC as mentioned in Part 'A' and 'B' above.
- D. The Subdivision may be developed in segments, but no construction of any building or any lots within the Subdivision (if the improvements are constructed in segments) shall occur nor shall public utilities be supplied to any of said lots within the second segment, until financial guarantees are deposited with the County, (if any of the improvements are to be constructed by the County) or contracts and performance bonds as hereinafter required for the first segment are delivered to and accepted by the County.
- E. No work shall be performed within the proposed Subdivision until the Developer presents to the GCCC a satisfactory financial guarantee in favor of the County. Such guarantee shall be made for one hundred percent (100%) of the contract price for all streets, roads, and drainage work to be installed in the new Subdivision, and shall be in the form as promulgated by the GCCC.

DEVELOPER'S CONTRACT
Grayson County Subdivision
Regulations Adopted 6/3/02

- F. No public facilities will be made available to any lot within any segment until the work on each segment is performed as agreed upon.
- G. All of the plans and specifications of the improvements herein mentioned shall be prepared by a Texas Registered Professional Engineer, and all of the improvements shall be built under the supervision of such engineer, and the engineer shall certify to the County that, as each segment is built, such segment as built is true and correct in accordance with the plans and specifications, and that same was built under his supervision, and the certificate shall be signed and sealed by such engineer. All of the expenses of such engineering shall be paid for by the Developer. All contracts and engineering shall be delivered to the County.
- H. Before work is begun on any improvement, the County shall be notified and arrangements made for inspection by the County at such stages of construction as required and no improvement constructed underground shall be covered by the Developer until inspected by the County. At any time any construction is contrary to the plans and specifications, or the installation is not satisfactory to County specifications, the County shall be empowered to stop construction and require correct construction and installation at the Developer's risk and without liability to the County.
- I. The work will be coordinated between the County and the Developer so that the utilities will be in place before the permanent improvements are installed.
- J. The requirements of this contract shall be binding on the Developer's heirs, executors, and assigns, and the Developer agrees to notify the assignee of any undeveloped lot of the requirements of this contract before any conveyance is made.
- K. The Developer will make his own arrangements with gas, electric, and telephone service for extensions of their utilities.
- L. TIME LIMITATIONS: All conditions, requirements, approvals, inspections and other actions Referred to herein shall be completed within twelve (12) months of the date of this agreement.
- M. SPECIAL PROVISIONS:

IN WITNESS WHEREOF parties have caused this agreement to be executed in duplicate as of the first date above written.

DEVELOPER:

By:_____

ATTEST:

GRAYSON COUNTY COMMISSIONERS COURT:

County Clerk
Grayson County Subdivision
Regulations Adopted 6/3/02

County Judge

Appendix F

DECLARATION OF INTENT
TO
APPROVE FINAL PLAT

STATE OF TEXAS §
COUTY OF GRAYSON §

A Declaration of Intent, issued by the Grayson County Commissioner's Court (hereinafter referred to as "GCCC") on this date _____ for the purpose of laying out the terms and conditions which must be met before the authorization of the filing of the forthcoming final plat of _____.

WHEREAS, the GCCC has been presented a preliminary plat of the subdivision of Property within the unincorporated area of Grayson County; and
WHEREAS, the GCCC has reviewed the preliminary plat for compliance with existing Subdivision Regulations and Road Standards duly adopted by the GCCC; and
WHEREAS, the GCCC has approved the preliminary plat and authorized the preparation Of the final plat based on conformance to the preliminary plant; and
WHEREAS, the GCCC hereby issues this Declaration of Intent in response to a written request from the Developer.

NOW, THEREFORE, the GCCC hereby declares its intent to approve the final plat of _____ If and when the following terms and conditions are met Within six (6) months from the date of this Declaration:

- 1) Final plat prepared and submitted to GCCC for review in conformance with the approved preliminary plat,
- 2) Financial guarantees, as required for improvements, have been submitted to the County,
- 3) Engineering plans and specifications for all public improvements have been submitted and approved,
- 4) Developer's Contract, Performance Bond, and all other Documents, as required, have been submitted, and
- 5) SPECIAL PROVISIONS:

ATTEST:

County Clerk, Grayson County

County Judge, Grayson County

Appendix G

GUIDELINES REQUIRED FOR DEVELOPMENTS IMPACTING CHOCTAW WATERSHED WATER IMPROVEMENT DISTRICT EASEMENTS, UPPER ELM-RED SOIL AND WATER CONSERVATION DISTRICT EASEMENTS, AND GRAYSON COUNTY EASEMENTS ON FLOOD WATER RETARDING STRUCTURES IN GRAYSON COUNTY

DEVELOPMENTS IN THE WATERSHED OF A FLOODWATER RETARDING STRUCTURE, BUT OUTSIDE OF THE GRANTED EASEMENT AREA:

- I. Development plan with mean sea level contours.
- II. Storm Water Pollution Prevention Plan.

DEVELOPMENTS WITHIN THE GRANTED EASEMENT AREA OF A FLOODWATER RETARDING STRUCTURE:

- I. Metes & Bounds survey locating works of improvements that minimally includes location & elevation of the following:
 - A. Front toe of embankment.
 - B. Back toe of embankment.
 - C. Centerline or front and back of crown.
 - D. Emergency spillway components: forebay, crest, exit channel and dikes.
 - E. Principal spillway components: top of riser, riser ports, outlet and plunge basin.
 - F. Utility lines, other easements and/or right of ways (both existing and proposed).
 - G. Sediment pool contour. (permanent water level)
 - H. Principal spillway contour.
 - I. Emergency spillway crest contour.
 - J. Emergency spillway crest plus 2 ft. contour
 - K. Top of dam contour
 - L. All proposed works of improvement within easement area
 - M. Fenced area around works of improvement

II. Complete Development Plan

- A. Topographic Map for all phases of the development.
 1. Topographic map with mean sea level elevation contours before development.
 - A. Identify all items listed above in Item I.
 - B. Identify all roads, lots and utilities.
 2. Topographic map with mean sea level elevation contours after development.

Appendix G

- B. Drainage Area Maps
 - 1. Drainage map of entire watershed area.
 - 2. Drainage map of project area.
- C. Storm Water Pollution Prevention Plan.
- D. If development has any fill below top of dam elevation, roadfill, pipelines, or any modifications proposed to the works of improvement, the following is required:
 - 1. Flood routings at flood prevention structure. Prefer TR20 or DAMS2 programs.
 - A. Routings of existing conditions prior to development.
 - B. Routings of developed conditions after development.
 - 2. Input data for routings.
 - A. Input data before development.
 - 1. Schematic map showing subdivided watershed areas.
 - 2. Curve numbers.
 - 3. Times of concentrations.
 - B. Input data after development.
 - 1. Schematic map showing subdivided watershed areas.
 - 2. Curve numbers.
 - 3. Times of concentrations.
 - 3. Stage storage data to top of dam. The stage storage data should be documented, including appropriately presented topographic information for before and after development.
 - A. Stage storage data before development.
 - 1. Cross sections of detention and sediment pool if alterations are made.
- E. Maps, construction plans and specifications for any works of improvement within the easement area.
- F. Provide a construction quality assurance plan for works of improvement within the easement area.
- G. Revegetation plan

DEVELOPMENT DOWNSTREAM OF ALL FLOODWATER RETARDING STRUCTURES:

- I. Development plat with mean sea level contours. If adjacent to dam, the dam and all its features as listed in items I. Above shall be shown on the plat. If development is not adjacent to dam, show relationship of development to dam.

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Appendix G

- II. Develop and furnish breach analysis. Show water surface elevations on plat and floodplain map with contours. Show floodplain cross section locations on plat.

- III. If floodplain is modified:
 - A. Develop and furnish new breach analysis.
 - B. Develop a map that identifies modified contours.
 - 1. Show floodplain cross section locations on map.
 - C. Plot floodplain cross sections showing modifications and development improvements:
 - 1. Show original natural ground and modified ground surface used in breach analysis.
 - 2. Show water surface elevations of the before and after breach analysis.
 - 3. Show development improvements on the cross sections such lots, house pads and streets including elevations.

NOTE: THESE ITEMS ARE THE BASIC ITEMS REQUIRED BEFORE A CHOCTAW WWID, UPPER ELM-RED SWCD OR GRAYSON COUNTY REVIEW WILL BE INITIATED. ADDITIONAL SITE SPECIFIC INFORMATION MAY ALSO BE NEEDED TO COMPLETE THE REVIEW PROCESS. ALL LOCAL, STATE AND FEDERAL PERMITS MUST BE RECEIVED BY THE DISTRICT BEFORE MODIFICATIONS WILL BE REVIEWED.

_____, Chairman
Choctaw Watershed Water Improvement District

_____, Chairman
Upper Elm-Red Soil and Water Conservation District

_____, County Judge

Contact : USDA Natural Resource Conservation Service
Address: 406B W. Lamar
Sherman, Texas 75090
Phone: 903-892-4525 ext 3
Fax: 903-868-0494

Grayson County Subdivision
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Appendix H

FLOODPLAIN MANAGEMENT COURT ORDER

ARTICLE 1

STATUTORY AUTHORIZATION, OF FINDINGS OF FACT, PURPOSE AND METHODS

SECTION A. STATUTORY AUTHORIZATION

The Legislature of the State of Texas has in Subchapter I, Section 16.315 of the Texas Water Code delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the Commissioner Court of Grayson County, Texas does adopt the following :

SECTION B. FINDINGS OF FACT

(1) The flood hazard areas of Grayson County are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and general welfare.

(2) These flood losses are created by the cumulative effect of obstructions in floodplains which cause an increase in flood heights and velocities, and by the occupancy of flood hazard areas by uses vulnerable to floods and hazardous to other lands because they are inadequately elevated floodproofed or otherwise protected from flood damage.

SECTION C.

It is the purpose of this Order to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Protect human life and health;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains;

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- (6) Help maintain a stable tax base by providing for the sound use and development of flood-prone areas in such a manner as to minimize future flood blight areas; and
- (7) Insure that potential buyers are notified that property is in a flood area.

SECTION D.

In order to accomplish its purposes, this Order uses the following methods:

- (1) Restrict or prohibit uses that are dangerous to health, safety or property in times of flood, or cause excessive increases in flood heights or velocities;
- (2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodations of flood waters;
- (4) Control filling, grading, dredging and other development which may increase flood damage;
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

ARTICLE 2

DEFINITIONS

Unless specifically defined below, words or phrases used in this Order shall be interpreted to give them the meaning they have in common usage and to give this Order its most reasonable application.

ALLUVIAL FAN FLOODING . means flooding occurring on the surface of an alluvial fan or similar landform which originates at the apex and is characterized by high—velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

APEX . means a point on an alluvial fan or similar landform below which the flow path of the major stream that formed the fan becomes unpredictable and alluvial fan flooding can occur.

AREA OF SHALLOW FLOODING . means a designated AO, AR, or VO zone on a community's Flood Insurance Rate Map (FIRM) with a one percent chance or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

AREA OF SPECIAL FLOOD HAZARD . is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A on the Flood Hazard Boundary Map (F11B-4). After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AR, AR, AO, AI—99, VO, VI—30, VE or V.

BASE FLOOD — means the flood having a one percent chance of being equalled or exceeded in any given year.

BASEMENT . means any area of the building having its floor subgrade (below ground level) on all sides.

CRITICAL FEATURE . means an integral and readily identifiable part of a flood protection system, without which the flood protection provided by the entire system would be compromised.

DEVELOPMENT . means any man-made change in improved and unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

ELEVATED BUILDING - means a nonbasement building (i) built, in the case of a building in Zones AI—30, AR, A, A99, AO, AR, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones VI-30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones AI-30, AE, A, A99, AO, AH, B, C, X, and D, “elevated building” also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1-30, VE, or V, “elevated building” also includes a building otherwise meeting the definition of

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“elevated building,” even though the lower area is enclosed by means of breakaway walls if the breakaway walls met the standards of Section 60.3(e)(5) of the National Flood Insurance Program regulations.

EXISTING CONSTRUCTION . means for the purposes of determining rates, structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1,1975, for FIRMS effective before that date. “Existing construction” may also be referred to as “existing structures.”

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO All EXISTING MANUFACTURED HOME PARK OR SUBDIVISION means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FLOOD OR FLOODING . means a general and temporary condition of partial or complete inundation of normally dry land areas from:

- (1) the overflow of inland or tidal waters.
- (2) the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD INSURANCE RATE MAP (FIRM) - means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY . is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, water surface elevation of the base flood, as well as the Flood Boundary—Floodway Map.

FLOODPLAIN OR FLOOD-PRONE AREA . means any land area susceptible to being inundated by water from any source (see definition of flooding).

FLOODPLAIN MANAGEMENT - means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS - means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

FLOOD PROTECTION SYSTEM . means those physical structural works for which funds have been authorized, appropriated, and expended and which have been

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constructed 'specifically to modify flooding in order to reduce the extent of the areas within a community subject to a "special flood hazard" and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

FLOOD PROOFING- means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

FLOODWAY (REGULATORY FLOODWAY) - means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FUNCTIONALLY DEPENDENT USE- means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE . means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE . means any structure that is:

(a) Listed individually i the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) certified or preliminarily determined by the secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

(d) Individually listed on a local inventory or historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior or;

(2) Directly by the Secretary of the Interior in states without approved programs.

LEVEE — means a man—made structure, usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from tempo any flooding.

LEVEE SYSTEM - means a flood protection system which consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

LOWEST FLOOR - means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest, floor; provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations.

MANUFACTURED HOME — means a structure transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. The term “manufactured home” does not include a “recreational vehicle”.

MANUFACTURED HOME PARK OR DIVISION - means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

MEAN SEA LEVEL - means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

NEW CONSTRUCTION - means, for a purpose of determining insurance rates, structures for which a “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced on or after the community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION - means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

RECREATIONAL VEHICLE - means vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self—propelled or permanently towable by a light duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

START OF CONSTRUCTION – (for other than new construction or substantial improvements under the coastal Barrier Resources Act (Pub. L. 97-348)), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the state of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers or foundations or the erection of temporary arms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied a dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, other structural part of a building, whether or not that

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alteration affects the external dimensions of the building.

STRUCTURE - means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

SUBSTANTIAL DAMAGE - means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT - means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before “start of construction” of the improvement. This includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. The term does not, however, include either: (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary conditions or (2) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

VARIANCE — is a grant of relief to a person from the requirement of this ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this order. (For full requirements see Section 60.6 of the National Flood Insurance Program regulations.

VIOLATION - means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Section 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION - means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

ARTICLE 3

GENERAL PROVISIONS

SECTION A. LANDS TO WHICH THIS ORDER APPLIES

The order shall apply to all areas of special flood hazard within the unincorporated area of Grayson County.

SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard are identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance study for Grayson County," Community #480829 dated May 18, 1992, with accompanying Flood Insurance Rate Maps and Flood Boundary-Floodway Maps (FIRM and FBFM) and any revisions thereto are hereby adopted by reference and declared to be a part of this order.

SECTION C. ESTABLISHMENT OF DEVELOPMENT PERMIT

A Development Permit shall be required to ensure conformance with the provisions of this order.

SECTION D. COMPLIANCE

No structure or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this order and other applicable regulations.

SECTION E. ABROGATION AND GREATER RESTRICTIONS

This order is not intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this order and another conflict or overlap, whichever imposes the more stringent restriction shall prevail.

SECTION F. INTERPRETATION

In the interpretation and application of this order, all provisions shall be; (1) considered as minimum requirements; (2) liberally construed in favor of the governing body; and (3) deemed neither to limit nor repeal any other powers granted under State statutes.

SECTION G. WARNING AND DISCLAIMER OR LIABILITY

The degree of flood protection required by this order is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions greater floods can and will occur and flood heights may be increased by man-made or natural causes. This order does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or load damages. This order shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this order or any administrative decision lawfully made thereunder.

ARTICLE 4

ADMINISTRATION

SECTION A. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The County Judge and/or his designated assistant is hereby appointed the Floodplain Administrator to administer and implement the provisions of this order and other appropriate sections of 44 CFR (National Flood Insurance Program Regulations) pertaining to floodplain management.

SECTION B. DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

- (1) Maintain and hold open for public inspection all records pertaining to the provisions of this order.
- (2) Review permit application to determine whether proposed building site, including the placement of manufactured homes, will be reasonably safe from flooding.
- (3) Review, approve or deny all applications for development permits required by adoption of this order.
- (4) Review permits for proposed development to assure that all necessary permits have been obtained from those Federal, State or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334) from which prior approval is required.
- (5) Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Floodplain Administrator shall make the necessary interpretation.
- (6) Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is the Texas Water Commission prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
- (7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
- (8) When base flood elevation data has not been provided in accordance with Article 3, Section B, the Floodplain Administrator shall obtain, review and reasonably utilize any base flood elevation data and floodway data available from a Federal, State or other source, in order to administer the provisions of Article 5.
- (9) When a regulatory flood way has not been designated, the Floodplain Administrator must require that no new construction, substantial improvements, or other development (including fill) shall be permitted

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within Zones AI-30 and AE on the community's FIRM, unless it is demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Program regulations, a community may approve certain development in Zones A1-30, AE, AH, on the community's FIRM which increases the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision through FEMA.

SECTION C. PERMIT PROCEDURES

(1) Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him and may include, but not be limited to, plans in duplicate drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations, existing and proposed structures, including the placement of manufactured homes, and the location of the foregoing in relation to areas of special flood hazard. Additionally, the following information is required:

- a. Elevation (in relation to mean sea level), of the lowest floor (including basement) of all new and substantially improved structures;
- b. Elevation in relation to mean sea level to which any nonresidential structure shall be floodproofed;
- c. A certificate from a registered professional engineer or architect that the nonresidential. floodproofed structure shall meet the floodproofing criteria of Article 5, Section B(2);
- d. Description of the extent to which any watercourse or natural drainage will be altered or relocated as a result of proposed development.
 - a. Maintain a record of all such information in accordance with Article 4, Section B(1).

(2) Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this order and the following relevant factors:

- a. The danger to life and property due to flooding erosion damage;
- b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- c. The danger that materials may be swept onto other lands to the injury of others;
- d. The compatibility of the proposed use with existing and anticipated development;

- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan for that area.

SECTION D. VARIANCE PROCEDURES

(1) The Commissioners' Court Board as established by Grayson County shall hear and render judgment on requests for variances from the requirements of this order.

(2) The Commissioners' Court Appeal Board shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement or administration of this order.

(3) Any person or person aggrieved by the decision of the Commissioners' Court Appeal Board may appeal such decision in the courts of competent jurisdiction.

(4) The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to the Federal Emergency Management Agency upon request.

(5) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this order.

(6) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to an surrounded by lots, with existing structures constructed below a base flood level, providing the relevant factors in Section C(2) of this Article have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(7) Upon consideration of the factors noted above and the intent of this order, the Commissioners' Court Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this order (Article 1, Section C).

(8) Variances shall not be issued within any designated floodway if any increase in load levels during the base flood discharge would result.

(9) Variances may be issued for the repair or rehabilitation of historic structures upon determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

(1) Prerequisites for granting variances:

a. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

b. Variances shall only be issued upon, (i) showing a good.. and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

c. Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(11) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in Article 4, Section D(l)—(9) are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

ARTICLE 5

PROVISIONS FOR FLOOD HAZARD PRODUCTION

SECTION A. GENERAL STANDARDS

In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements.

- (1) All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;
- (3) All new construction or substantial improvements shall be constructed with materials resistant to flood damage;
- (4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
- (5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
- (6) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters; and,
- (7) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

SECTION B. SPECIFIC STANDARDS

In all areas of special flood hazards where base flood elevation data has been provided as set forth in (i) Article 3, Section B, (ii) Article 4, Section B(8), Or (iii) Article 5, Section C(3), the following provisions are required:

(1) Residential Construction - new construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to or above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standard of this subsection as proposed in Article 4, Section C(l)a., is satisfied.

(2) Nonresidential Construction - new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to or above the base flood level or

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together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification which includes the specific elevation (in relation to mean sea level) to which structures are floodproofed shall be maintained by the Floodplain Administrator.

(3) Enclosures - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria;

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
- b. The bottom of all openings shall be no higher than one foot above grade.
- c. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(4) Manufactured homes -

- a. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
- b. Require that manufactured homes that are placed or substantially improved within Zones AI-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
- c. Require that manufactured homes be placed or substantially improved on sites in an existing manufactured home park or subdivision with Zones AI-30, AH and AE on the community's FIRM that are not subject to the provisions of paragraph (4) of this section be elevated so that either:

- (i) the lowest floor of the manufactured home is at or above the base

flood elevation, or

(ii) the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(5.) Recreational Vehicles - Require that recreational vehicles placed on sites within Zones A1-30, AH and AE on the community's FIRM Either (i) be on the site for fewer than 180 consecutive days, (ii) be fully licensed and ready for highway use, or (iii) meet the permit requirements of Article 4, Section C(1), and the elevation and anchoring requirements for "manufactured homes" in paragraph (4) of this section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

SECTION C. STANDARDS FOR SUBDIVISION PROPOSALS

- (1) All subdivision proposals including the placement of manufactured home parks and subdivisions shall be consistent with Article 1, Sections B, C, and D of this order.
- (2) All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of Article 3, Section C; Article 4, Section C; and the provisions of Article 5 of this order.
- (3) Base flood elevation data shall be generated for subdivision proposals and other proposed development including the placement of manufactured home parks and subdivisions which is greater than 50 lots or 5 acres, whichever is lesser, if not otherwise provided pursuant to Article 3, Section B or Article 4, Section B (8) of this order.
- (4) All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
- (5) All subdivisions proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

SECTION D. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES)

Located within the areas of special flood hazard established in Article 3, Section B, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures have
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the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).

2. All new construction and substantial improvements of non-residential structures;
 - i. have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified), or;
 - ii. together with attendant utility and sanitary facilities be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy
3. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section, as proposed in Article 4, Section C(l)a., are satisfied.
4. Require within Zones AM or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

SECTION E. FLOODWAYS

Floodways — located within areas of special flood hazard established in Article 3, Section B, are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles and erosion potential, the following provisions shall apply:

- (1) Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory flood way unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (2) If Article 5, Section E (1) above is satisfied, all new construction and substantial improvements, shall comply with all applicable flood hazard reduction provisions of Article 5.
- (3) Under the provisions of 44 CFR Chapter 1, Section 65.12, of the National Flood Insurance Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

ARTICLE 6

FEES AND ENFORCEMENT

SECTION A. FORMS AND FEES

The Commissioners, County and the Floodplain Administrator will develop forms and establish fees which may be required for the proper administration of this order.

SECTION B. ENFORCEMENT PENALTIES

Any violation of this order is Class C misdemeanor. Each day a violation occurs is a separate offense. The Commissioners' Court may file suit for injunctive relief or civil penalties, or both, for any violation or threatened violation of this order.

Adopted this _____ day of _____, 20__.

County Judge

Commissioner, Pct. 1

Commissioner, Pct. 2

Commissioner, Pct. 3.

Commissioner, Pct. 4

State of Texas §
County of Grayson §

I, _____, County Clerk of the County of Grayson do hereby certify that the above and foregoing is a true and correct copy of the Floodplain Management Court Order made and entered by the Commissioners' Court of Grayson County in regular session, on the _____ day of _____, 1992, as it appears of record in the Minutes of said Court, Volume _____, Page _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__

COUNTY CLERK GRAYSON COUNTY

(Seal)

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