

RESOLUTION NO. 2006-01

A RESOLUTION ADOPTING RUSK COUNTY'S
ROAD AND SUBDIVISION REQUIREMENTS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TATUM, TEXAS:

On the 12th day of July, 2004, pursuant to Chapter 232, Sub-Chapter A, Subsection .001, Texas Local Government Code, the Commissioner's Court of Rusk County, Texas, adopted the following regulations governing the subdivision of land. These regulations shall be known as the Rusk County Subdivision Regulations, as amended July 12, 2004. These regulations shall also be known as The City of Tatum's Subdivision Regulations adopted this 10th day of April, 2006.

PURPOSE

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

- 1) To furnish the developers with guidance and assistance in expedient preparations and of approval of a plat.
- 2) To protect the citizens of the City of Tatum, the potential buyer, by insuring minimum standards in subdivisions where they may want a home.
- 3) To provide for the welfare of the public by controlling the location and design of intersections and other features which will promote safety.
- 4) To prevent the City of Tatum and its road and bridge precincts from being burdened with substandard streets or roads in the future.

SURVEY AND PLAT

All subdivisions must be surveyed and platted by a registered surveyor or engineer. The City of Tatum requires that the plat be on white sheets (not the clear plastic overlays) for recording and filing.

Furthermore, all subdivision plats must be approved by the Rusk County Commissioner's Court before being filed with the County Clerk for recording. Failure to do so is a misdemeanor offense.

SUBDIVISION ROADS

All portions of a subdivision road shall be dedicated to the public and no portion thereof shall be reserved to the developer or any other private person.

(1) RIGHT OF WAY

There shall be a 60 ft. right of way.

(2) DITCHES

Ditches will be 40 ft. wide from ditch bottom to ditch bottom, with 3 to 1 slope ratio of front slope and 2 to 1 slope ratio on back slope. The ditch must be 2 ft. deep. Must be approved by the City of Tatum.

(3) ROAD BED

There will be a 30ft. Road bed from top of front slope. The road will have a 4" crown.

(4) PERMITTED ROAD TOP

- A. Oil Road - 24 ft. wide iron ore base 6" deep or soils cement 4" deep. It must be compacted and set up; will be approved by the City of Tatum. Three inches of sand will be on top of iron ore 20 ft. wide. The asphalt road oil mixed with sand making a 20 ft wide road topping.
- B. Hot Mix - 24 ft. wide iron ore base 6" deep or soil cement 4" deep. It must be compacted and set up; will be approved by the City of Tatum. A prime coat of asphalt 20 ft. wide will be applied, then 1 ½" of hot asphalt mix laid down.
- C. Seal Coat - 24 ft. wide iron ore base 6" deep or soil cement 4" deep. It must be compacted and set up; will be approved by the City of Tatum. A prime coat of asphalt 20 ft. wide must be applied. Seal coat will be applied at a ratio of .35 gal per square yard and will apply grade 3 gravel at a rate of one cubic yard to 85 square yards.

(5) CULVERTS

No culverts shall be under 15" in diameter. The City of Tatum will set the size for all culverts. Culverts may be aluminum, concrete, metal or approved PVC.

(6) CURB AND GUTTER

These are optional.

(7) UTILITIES

Utilities will be on back slope. Must be 36" below ditch line.

(8) CUL-DE-SACS

No street or road will dead end. It must have a cul-de-sac at the end with a 50 ft. radius as a minimum.

(9) DRAINAGE

The streets will be built so that they will have proper drainage and all drainage structures will be of a size large enough to handle all water.

(10) MAINTENANCE

It will be necessary for the developer to maintain the subdivision roads for a period of one year prior to acceptance by the City.

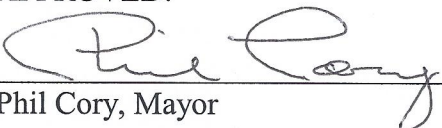
(11) SEPTIC SYSTEMS

Must comply with State law.

Adopted by Rusk County July 12, 2004.

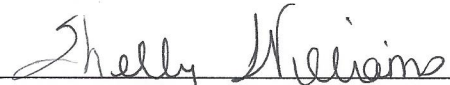
PASSED AND APPROVED THIS 10th DAY OF APRIL, 2006.

APPROVED:



Phil Cory, Mayor

ATTEST:



Shelly Williams, City Secretary

