

SUBDIVISION REGULATIONS & RECREATIONAL VEHICLE PARK REGULATIONS

SUBDIVISION REGULATIONS FOR JACKSON COUNTY
AND RECREATIONAL VEHICLE PARK

TABLE OF CONTENTS

PART 1:	General Provisions	
	101. Title	2
	102. Purpose	2
	103. Jurisdiction	2
	104. Definitions	2
PART 2:	Procedure	
	201. Concept Plan	4
	202. Preliminary Plat	5
	203. Final Plat	6
	204. Approval by Commissioners Court	7
	205. Copy Retained by County Engineer	7
	206. Vacation of a Subdivision	8
	207. Replatting	8
	208. Amended Plats	8
	209. Deed Restrictions/ Restrictions Covenants	8
PART 3:	Design Standards & Required Improvements	
	301. Minimum Lot Size	8
	302. Utilities	8
	303. Drainage Design	9
	304. Streets and Roads	11
PART 4:	Recreational Vehicles	14
PART 5:	Administration	
	401. Responsibility for Administration	14
	402. Review of Plans	14
	403. Appeals	14
	404. Amendments	14
	405. Validity and Repeal	15
	406. Enforcement and Penalties	15

PART 1: GENERAL PROVISIONS

101. TITLE

This law, in accordance with the authority granted by the Legislature of the State of Texas in Chapter 232, Subchapter A of the Local Government Code, Vernon's Texas Codes Annotated; as well as, Section 12.002, of the Texas Property Code; shall be known and may be cited as the Jackson County Subdivision Regulations.

102. Purpose

The regulations contained herein are intended to protect the health, safety, and welfare of the citizens of Jackson County. These regulations have been adopted to provide minimum standards by which land may be subdivided and developed for the benefit of the citizens of Jackson County.

103. Jurisdiction

These regulations apply to the owner or owners of any tract of land situated outside of the jurisdiction of any incorporated town or city in Jackson County, Texas, and who may hereafter divide the same into two (2) or more parts, any part of which is less than ten (10) acres in size, for the purpose of sale, rental, lease or building development.

These regulations are not intended to prohibit or to be applied to testamentary land divisions, dividing of land among family members or the division of land as a result of the dissolution of a corporation or partnership. These regulations apply to the subdivision of land into lots for rental purposes, including mobile home parks and other similar land uses.

104. Definitions

1. **Amended Plat**: The revisions to a subdivision of any lands within the subdivision that was designated in a previous plat as Reserved for Future Development.
2. **Block**: A parcel of land entirely surrounded by public highways, streets, streams, railway rights-of-way, parks, etc., or a combination thereof. The County Engineer or County Commissioner serves as the County's authority as to the determination of questions regarding the limits or extent of a block.
3. **Building 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.
4. **Commissioners Court**: The Commissioners Court of Jackson County.
5. **County**: Jackson County
6. **County Engineer**: The County Engineer of Jackson County or a designated qualified Engineering firm.
7. **County Judge**: The County Judge of Jackson County.
8. **County Road**: See the definition of Street. (Part 1, page 2).
9. **Drainage District**: The Jackson County Wide Drainage District.
10. **Drainways**

Minor: Road ditches or ditches draining sections of the subdivision.

Major: Collector ditches receiving drainage from one or more minor ditches or

drainage from offsite ditches.

11. 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.
12. Flood Plain: That area subject to inundation by flood, having a given percentage of probability of occurrence in any given year, based on existing conditions of development within the watershed area, as determined by the Flood Plain maps F.I.R.M. as designated by F.E.M.A. Federal Emergency Management Agency , located in Flood Plan administrators office.
13. Floodway: The channel and adjacent areas of water course within which no obstructions to flow are allowed, so that the 100 year flood may pass without cumulatively increasing the 100 year flood plain elevation more that one (1) foot. The floodway will be defined by the Flood Plain maps F.I.R.M. as designated by F.E.M.A. Federal Emergency Management Agency located in Flood Plain Administrators Office. All provisions of these subdivision regulations specified shall comply with all requirements as stated in Jackson County Flood Plain ordinance.
14. Geometric Design Standards: The minimum allowable engineering geometric standards adopted by Jackson County affecting the functional traffic level operation, service and safety of highways, and roads and streets in Jackson County.
15. Lot: Any plot of land occupied or intended to be occupied by one building or a group of buildings, and accessory buildings and uses, and having its principal frontage on a street.
16. Planned Unit Development: An area with a specified minimum contiguous acreage to be developed as a single entity according to a unified site design plan, containing one or more residential areas, office uses, commercial uses, industrial uses, public and quasi-public uses, or any combination thereof.
17. Plat: A map of a tract of land, which represents the plan for the development of subdivision.

Preliminary Plat: A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed development.

Final Plat: A map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearings and dimensions of all lines defining lots (and elevation of each lot) and blocks, streets, alleys, public areas, drainage, and other important information.
18. Resubdivision: The redesign of an existing subdivision, together with any changes of lot size therein, or the relocation of any street lines or lot lines.
19. Roadway: That portion of any street or road, between curbs or shoulders, designated for vehicular traffic.
20. Street: Any public thoroughfare, right-of-way, which affords the principal means of access between various land use activities.

Primary Arterial: Any expressway, freeway, or thoroughfare whose function is the movement of traffic.

Secondary Arterial: A primary thoroughfare whose predominate function is the movement of traffic but which provides more access than normally associated with a primary arterial.

Collector Street: A street designed to serve equally the functions of access and movement. Collector streets serve as links between local streets and arterials.

Local Street: A neighborhood or minor street whose primary purpose is to provide access to abutting properties.

Cul-de-Sac: A local street having one end open to vehicular traffic and having one closed end terminated by a turnaround.

Frontage or Service Road: A collector or local street generally parallel to and adjacent to arterials, which provides access to abutting properties and protection from through traffic.

21. Subdivider or Developer: Any person, partnership, firm, association, Corporation (or combination thereof), or any officer, agent employee, servant or trustee thereof, who performs or participated in the performing of any act toward the subdivision of land, within the intent, scope and purview of these regulations.
22. Subdivision: The division of a tract or parcel of land into two (2) or more parts for the purpose of laying out lots, streets, and other land uses, for purchase, rent, lease, or use by members of the public.
23. Vacate: To annul or cancel a subdivision plat, street, or easement.
24. Variance: A form of relief granted to a subdivider by the Commissioners Court, and granted on the basis of the following criteria:
 - a. the existence of circumstances or conditions affecting the subdivider's property in such a way that the strict application of these regulations would deprive the subdivider of the reasonable use of his/her land; and
 - b. the subdivider's offer of evidence that the grant of a variance is absolutely necessary for the preservation and enjoyment of his/her property rights; and
 - c. the subdivider's offer of evidence that the variance will not be detrimental to the health, safety, and general welfare or real property in Jackson County; and
 - d. that the grant of a variance will not be simply a matter of convenience or expedience but is founded on the principals of reasonableness and substantial justice.

PART 2: PROCEDURE

201. Concept Plan: Prior to the submission of a preliminary plat of the subdivision of land within the jurisdiction of Jackson County, a Subdivider should submit a Concept Plan to the County Commissioner, Jackson County Engineer, or a qualified engineering firm designated by the County. The Concept Plan serves the purpose of showing an intent to subdivide, and it gives the Subdivider an opportunity to discuss general concepts, including drainage details, policies, laws, etc., at an early stage in the development process.

The Concept Plan should contain the following information:

1. The location of the tract in relation to the surrounding area.
2. The location of the tract in relation to any utility district.
3. The approximate location of all existing structures within the tract.
4. The names of the owners of all property adjoining the tract as disclosed by the most recent assessor's records.
5. All existing streets, roads, wet and dry weather water courses, and other significant physical features both within the tract and within two hundred (200) feet of it.
6. The approximate location of proposed streets and property lines.

7. A north arrow and a graphic scale.
8. The direction of and the approximate distance (s) to the nearest major street intersection(s).

The Jackson County Commissioner, Jackson County Engineer, or a qualified engineering firm, designated by the County must review the Concept Plan within ten (10) working days and must report to the Subdivider his/her opinion as to the merits and general feasibility of the project.

202: Preliminary Plat: The Subdivider must prepare a preliminary plat and submit six (6) copies of it to the Jackson County Commissioners Court, Jackson County Engineer, or a qualified engineering firm selected by the county. **The plat must be submitted at least fourteen (14) days before the meeting at which the approval of the Jackson County Commissioners Court is requested.** The preliminary plat will remain valid for eighteen (18) months from the date of approval, after which, it will be automatically null and void. The preliminary plat must show the following information:

Any variances from these regulations shall be addressed with the submission of the preliminary plat.

1. **Subdivision Name:** The proposed name of the subdivision. The name must not duplicate and be easily confused with other subdivisions located in Jackson County.
2. **Subdivision Ownership:** The names, addresses and telephone numbers of the Owner (s) of the proposed subdivision and the name, address and telephone number of the Engineer, Landscape Architect, Site Planner, and/or Surveyor responsible for the preparation of the preliminary plat.
3. **Location and Boundary Lines:** The location of the proposed subdivision, together with the boundary lines and their relation to adjoining properties, existing street rights-of-way, their relationship to existing subdivision on the same tract.
4. **Lot, Block and Street Layout:** The location and width of existing and proposed streets, roads, lots, blocks, alleys, building lines, easements, parks, school sites, and any other features relating to the proposed subdivision. The plat must show the outline of adjacent properties for a distance of not less than one-hundred (100) feet, and how the streets, in the proposed subdivision will connect with adjacent land or with adjacent subdivisions. The acreage of the proposed subdivision must be shown on the plat.
5. **Street Names:** Street Names shall be submitted in writing and reviewed by the 911 Coordinator. The 911 Coordinator shall within seven (7) days indicate whether the names conflict with other street names within the county and shall meet with the developer's engineers to resolve any conflicts.
6. **Drainage and Topography:** The preliminary plat must show the drainage plan, the physical features of the property, including water courses, the one-hundred (100) year flood plain boundaries and source of information, ravines, bridges, culverts, present structures, lot and street layout, and other features of importance prepared by a professional engineer who is registered in the State of Texas. Stormwater drainage facilities must be designed so as to minimize any increase in the quantity or velocity of stormwater runoff from the subdivision. This information must demonstrate compliance with Chapter 26,16, and 56 Subchapter D, respectively, of the Texas Water Code. All engineering, design drawings and calculations must be submitted to the County and the Jackson County Drainage District with the preliminary plat.

The topography of the tract must be shown on the preliminary plat by means of contours of ten (10) foot intervals tied to United States Geological Survey (USGS) maps. Contours of lesser intervals may be required to determine topography and drainage.

7. **Land use:** Designation of the proposed uses of land within the subdivision whether for residential, commercial, industrial, or public use. This information must contain the location and characteristics of any existing buildings or structures which are to remain on the proposed subdivision site.
8. **Drawing Requirements:** The Preliminary Plat must show the North point, scale and date. It must be drawn to a scale not exceeding one (1) inch equal to two-hundred (200) feet, and must be presented on a maximum of 24 x 36 size sheets.
9. **Water and Sewer:** The Subdivider must submit a plan for providing water and sewage

within the proposed subdivision and must clearly present it on the Preliminary Plat.

The proposed water supply must be shown, i.e., municipal water, rural water supply corporation, municipal utility district, privately owned water system, individual wells, etc., including the location of fire hydrants, if any. All lots served by a public water system shall have fire protection. Fire hydrants shall be located within 500 feet, fire hose laying distance, of any existing or planned structure and be fed from two directions with minimum of 6" diameter water line. All public water supplies must be approved by the Texas Department of Environmental Quality.

The plan for sewage disposal must be shown, i.e., municipal sewer service, municipal utility district, privately owned/organized sewer disposal system, individual sewage facilities, etc. If the Subdivider intends that each lot purchaser will provide private sewage facilities to his/her own lot, then copies of percolation tests performed by a professional engineer, registered in Texas, registered sanitarian, or a reputable testing laboratory must be provided, together with a letter stating the recommendations as to the type of sewage system to be installed. If private sewage facilities are to be used, the location of each percolation test must be noted on the Preliminary Plat, and the area covered by that test must be clearly outlined on the plat. All proposed private sewage facilities must be in accordance with the policies and laws of Jackson County and the State of Texas. The Victoria City County Health Department is hereby designated as the final authority regarding the use of private sewage systems.

If the developers specifies that only aerobic waste treatment facilities will be installed, there will be no requirement for percolation tests.

The information provided by the subdivider must demonstrate compliance with Chapter 26, 16, and 56, Subchapter D, respectively, of the Texas Water Code.

10. Subdivisions Within Extraterritorial Jurisdictions: If the location of the proposed subdivision is within the extraterritorial jurisdiction of any city, town or utility district within Jackson County Texas, the preliminary plat must be approved by the governing body of that jurisdiction prior to the submission of the Preliminary Plat to the Commissioners Court. Where the subdivision lies within the jurisdiction of both Jackson County and the town or city, or utility district the more stringent of the regulations will apply.

11. Approval Procedure: If the Commissioners Court does not approve, disapprove, or ask for clarification of the preliminary plat within thirty (30) days of the date of initial meeting for the consideration of the Preliminary Plat, it will be deemed approved and so endorsed by the Commissioners Court. Approval of the Preliminary Plat does not constitute acceptance of the proposed subdivision, but is merely an authorization to proceed with the preparation of the final plat. **No construction is authorized in the proposed subdivision before the Final Plat is approved by the Commissioners Court.**

203. Final Plat: After the preliminary plat has been approved by the Commissioners Court, a final plat for recording must be prepared and submitted by the Jackson County Commissioners Court, the County Engineer, or a qualified Engineering firm designated by the County, **at least fourteen (14)** days prior to the Commissioners Court meeting at which Court approval is requested. The final plat must show all of the information required on the Preliminary Plat. Additionally, the Final Plat must show the following:

1. Location and Accuracy: Location of lots, streets, roads, public highways, utility easements, parks, one-hundred (100) year flood plain boundaries and source of flood plain information, and other pertinent features, must be shown with accurate dimensions in feet and decimals of feet and bearing, with length, radii and angle of all curves, and with all other information necessary to duplicate the Final Plat on the ground. Plan and geometric design standards of streets, drawings and drainage calculations prepared by an Engineer registered in the State of Texas must be submitted separately.

The location of building lines on all streets, and drainage easements, other public rights-of-way or future rights-of-way must be shown on the Final Plat.

2. Certification and Dedication of the Owner(s): Certification must be provided by the owner or owners of all land within the subdivision of his/their dedication of all streets, public highways, alleys, utility and drainage easements, parks, if any, and other land dedicated for public use forever, signed and acknowledged before a Notary Public by the Owner.

3. Certification by a Registered Public Surveyor: Certification must be provided by a Registered Public Surveyor that the plat correctly represents a survey made by him/her, and that all of the lot corners and boundary markers are correctly placed as shown thereon; including dimensions, elevation, bearings and other technical information needed for platting each lot on the subdivision.
4. Certification of Water System: Certification must be provided by the Victoria City County Health Department which certifies that the proposed water supply will meet the minimum standards of Jackson County and the State of Texas.
5. Certification of Sanitary Sewer System: Certification must be provided by the Victoria City County Health Department which certifies that the proposed sanitary sewer system meets the minimum standards of Jackson County and the State of Texas.
6. Certification and Approval by City: Certification must be provided by appropriate representatives of any city having extraterritorial jurisdiction over the area in which the subdivision is located.
7. Certification and Approval by Utility and/or Drainage Districts: Certification must be provided by appropriate representatives of any utility and/or drainage district having extraterritorial jurisdiction over the area in which the subdivision is located.
8. Tax Certificate: Certification must be provided by the Jackson County Tax Assessor Collector that all taxes on the property are current and paid.

204. Approval by Commissioners Court: After examining the Final Plat, the Commissioners Court must approve or disapprove the Final Plat. If the plat is disapproved, it must be returned to the owner and the reasons for the disapproval must be given to the Subdivider. If the Final Plat is approved by the Commissioners Court, the Subdivider has the following options concerning the filing of the Final Plat:

Option 1: If the Subdivider desires to file the final plat prior to completion of the construction of the streets and/or utilities or other facilities in a subdivision, the Subdivider must provide appropriate financial security in accordance with these regulations. Financial security may be arranged in one of the following methods:

- a. A construction bond may be filed by the Subdivider payable to Jackson County in the amount of 110% of the estimated cost of construction. The bond must be a surety provided by a surety company licensed to operate in the State of Texas.
- b. The owner may provide funds in escrow, certificate of deposit, an irrevocable letter of credit or other financial instrument satisfactory to the Commissioners Court in the amount of 110 % of the estimated cost of construction.
- c. The owner may draw down on a monthly basis funds in escrow or certificate of deposit in an amount equal to 90% of the value of the completed construction as verified by an engineer approved by the Commissioner's Court.

AND

- d. The furnishing to the County with a one (1) year road maintenance bond in the amount of 100% of the cost of road construction following acceptance of the completed roads by the County.

After acceptable financial security is filed with the County, the County Judge and Commissioner in whose precinct the subdivision is located in, will sign the Final Plat and the owner can then file the Final Plat with the office of the Jackson County Clerk,

Option 2: If the owner desires not to guarantee the construction, the final plat will be withheld from filing until the completion of the construction of the streets, public water supply and distribution, public sewage collection and treatment facilities, drainage and other facilities provided by the developer. At such time that the Jackson County Commissioner, Jackson County Engineer, or a qualified engineering firm, certifies to the Commissioners Court that the construction is completed according to the Jackson County specifications, the furnishing to the County with a one (1) year road maintenance bond in the amount of 100% of the cost of road construction, the County Commissioner in whose precinct the project is located, the County Judge will sign the final plat and the Subdivider can then file the Final Plat with the office of the Jackson County Clerk.

A space must be provided on the Final Plat for the signatures by the County Judge, and the County Commissioner of the respective precinct.

205. Copy Retained by County Engineer: A copy of the Final Plat will be retained by Jackson County Engineer and Jackson County.

206. Vacation of a Subdivision: Whenever any person or corporation may desire to vacate any subdivision or a part of a subdivision in which the person or corporation has an ownership interest, the party(s) may petition the Jackson County Commissioners Court. The petition must contain a description of the subdivision or part of the subdivision to be vacated and the names of persons who would be affected by the action. Petitions for the vacation of a subdivision must be submitted to the Jackson County Clerk. The County Clerk must publish the proposed vacation in a newspaper of general circulation for a period of not less than thirty (30) days prior to the public hearing at which the vacation will be considered. Upon approving the vacation of all or a part of a subdivision, the Commissioners Court must issue a written statement to the Jackson County Clerk to vacate same.

207. Replatting: In order for a subdivision to be replatted, it must first be vacated. Replatting of a subdivision must follow the same procedures as described in Sections 201 to 206 of this Part of this Ordinance.

208. Amended Plats: A subdivision plat may be amended to revise a portion of a plat designated Reserved for Future Development. The procedure shall be the same as if a new plat was being filed.

209. Deed Restrictions / Restrictive Covenants: A copy of the restrictions / restrictive covenants imposed within the subdivision must be filed in the Jackson County officials records at the same time as the filing of the final plat.

PART 3: DESIGN STANDARDS

301. Minimum Lot Sizes And Set Backs

1. All lots in a subdivision platted for single family residences with both potable water and sewage disposal facilities provided by on site units shall contain a minimum surface area of one (1) acre of land.
2. All lots in a subdivision platted for single family residences served with public water system and on lot disposal of sewage shall contain a minimum surface area of 21,780 square feet. (½ acre)
2. All single family residences in a platted subdivision served by both public water and public sewage disposal system shall contain a minimum of 50 foot frontage, 100 foot depth and 6,000 square foot surface area except as noted in item 4 below unless a variance is granted by the Jackson County Commissioners Court
4. All single family residential lots shall have a Twenty (20) feet set back line on front of the lot adjoining the street and a Five (5) feet side set back line except corner lots shall have a Twenty (20) feet set back on the side adjoining the side street.
5. On all lots not served by public water system and less than 250 feet in width or less than 2 acres, the location for installation of a potable water well shall be noted.
6. All lots for condominium, townhouse or other multi-family developments shall be reviewed by the Commissioners Court and approved by approval at the preliminary plat stage to insure adequate property size for parking, fire protection, emergency vehicles or other required services.
7. All mobile home lots shall conform to the same requirements as single family residents contained herein.
8. In addition to the minimum required in Item 1-5 above, all lots shall have the minimum requirements as outlined by the "On-Site Sewage Facilities" as published by the Texas Commission on Environmental Quality, latest addition.

302. Utilities

1. All public utilities serving part or all of any proposed subdivision shall be approved by the appropriate local or State Agency and shall be constructed as shown on the plans.
2. Utility easement shall be provided for proposed or future utilities as indicated below.
 - a. All lots adjoining other lots on their back property lines will have a minimum of a ten (10) foot utility easement on the back line (twenty foot easement for both lots)
 - b. Lots not adjoining other lots at their back property line shall have a minimum fifteen (15) foot easement along the back line.

303. Drainage Design

1. Prior to the submission of any plat of a proposed subdivision to the Jackson County Commissioners Court, a complete Engineering Study, Drainage Design and Construction Drawings shall be prepared by an Engineer, registered in the State of Texas. The study, calculations and construction drawings shall be submitted to the Jackson County Drainage District and the Commissioner in whose Precinct the proposed subdivision is located, for their review and approval a minimum of twenty-eight (28) days prior to submission to the Jackson County Commissioners Court.

The design shall include all necessary requirements to adequately handle all drainage water entering into and being generated as a result of the subdivision.

Failure by the Jackson County Drainage District to act on the proposed design within twenty eight (28) days, after receipt, will be considered as an approval.

2. Drainage Design shall be based on the following criteria:
 - a. General: All storm drainage calculations shall be based on Mannings Equation for Flow.

Mannings Equation for Flow;

$$Q = A \times 1.486 \times R^{2/3} \times S^{5/2} \times n$$

Q = Discharge in cubic feet per second

A = Cross sectional area of the drainage way in square feet

n = Roughness coefficient R = Hydraulic radius in feet =

p = Wetted perimeter of the drainage way in feet

S = Slope of hydraulic gradient in foot per foot
 - b. Roughness Coefficients:
 1. Reinforced concrete pipe - n = .012
 2. Corrugated metal pipe -
 - a. Asphalt Coated - n = .024
 - b. Asphalt paved inert - n = .020

- c. Fully asphalt lined - n = .012
- 3. Smooth interior plastic pipe - n = .009
- 4. Reinforced concrete boxes - n = .012
- 5. Concrete lined open channel - n = .013
- 6. Unlined open channels -
 - a. Bottom width < 25 ft. - n - .040
 - b. Bottom width > 25 ft. - n - .035

The type of pipe to be used shall be approved by the County Commissioner, in whose precinct the project is located.

c. Design Criteria for Unlined Open Channels:

- Minimum Velocity 2 feet per second
- Maximum Velocity 4 feet per second
- Minimum Free Board 1 foot
- Minimum Side Slope 3 foot horizontal to 1 foot vertical
or as approved by Commissioners Court
- Bottom Width As required
- Minimum Easement Width 30 feet or as approved by County
Commissioner
- Minimum Slope 0.10 percent

d. Design Criteria for Lined Channels:

- Minimum Velocity 2 feet per second
- Maximum Velocity 10 feet per second
- Minimum Free Board 1 foot
- Minimum Side Slopes 2 foot horizontal to 1 foot vertical
- Bottom Width As required
- Minimum Easement Width 30 feet or as approved by County
Commissioner
- Minimum Slope 0.10 per cent

e. Road and Street Ditches

All ditches adjoining streets and roads shall conform to Attachment "A", entitled "Jackson County Typical County subdivision Roads"

f. Driveway Culverts

All culverts placed for access to a lot shall be sized to carry a minimum of 125% of the Design Requirement including entrance and exit losses.

Minimum size shall be 15".

3. Determination of Run-Off:

Run-Off from subdivisions will be determined by the "Rational Method", from the equation below and a C factor based on total development of the proposed subdivision. Intensity for runoff calculations for minor drainways within the subdivision will be based on a Five (5) year storm and a Twenty Five (25) year storm for all major drainways within the subdivision.

$$Q = C I A$$

Q = Cubic feet, per second

I = Intensity in inches per hour

A = Area in acreage

C = Run-off coefficient

4. Outfalls from ditches into natural or constructed drainageways shall enter at or above the grade of drainage channel. If necessary, drop or other type outfall structures shall be installed to prevent erosion. These structures shall be placed so as to not interfere with maintenance of the channel.

304. Streets and Roads

All public roads or streets to be constructed as access to or within a platted subdivision shall be constructed in accordance with the following design requirements prior to the roads, streets, drainage or other improvements being accepted by the Commissioners Court for County maintenance.

1. General:

- a. The Jackson County Commissioner, in whose precinct the subdivision is being constructed, will have final approval of the elevation of all roads constructed within the subdivision.
- b. All road and streets to be built upon a minimum right-of-way width of sixty (60) feet.
- c. All drainage ditches, bridges, drainage pipes and water courses shall be designed in accordance with the section entitled Drainage and shall be subject to inspection and approval of Jackson County prior to any acceptance of any dedication.
- d. All street cross sections shall conform to the Attachment "A", which is entitled "Jackson County Typical County Subdivision Roads".
- e. When Texas Highway Department Standard Specifications are mentioned it shall mean latest addition.
- f. Street Signs clearly indicating the name of streets shall be installed at every intersection and signs shall conform to standard street signs utilized by the Precincts County Commissioner.

2. Materials:

a. Subbase

All subbase for asphaltic pavement with a plasticity index greater than fifteen (15) shall be stripped of all existing vegetation and lime stabilized to a depth of six (6) inches with six (6) percent by weight lime unless laboratory tests indicate that less than six (6) percent lime will reduce the plasticity index to less than fifteen (15).

In no case will less than 3% lime be utilized.

Any subbase with a plasticity index less than fifteen (15) shall be stripped of all existing vegetation, roots etc., prior to compaction.

b. Base

Flexible base material shall be durable particles of processed gravel mixed with approved binder. Flexible base material shall be Grade 2 in conformance with Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 247 - Flexible Base. Material shall be deposited, mixed and shaped to provide a uniform mixture without segregation of fine and course material.

c. Primer Coat

Primer coat material shall be type MC-30 Cut-Back Asphalt as defined in Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 300 - Asphalts, Oils and Emulsions.

d. Aggregate

Aggregate for surface treatment for other than Hot Mix-Cold Laid applications shall be pre-coated natural limestone Type PE conforming to the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 302 - Aggregate for Surface Treatments. If a Hot Mix-Cold Laid application is utilized, the aggregate for surface treatment shall conform to the applicable requirements for a Type D paving system as defined in Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 334 - Hot Mix-Cold Laid Asphaltic Concrete Pavement.

e. Asphalt

Asphalt material for surface treatment shall be AC-5 in accordance with Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 300 - Asphalts, Oils, and Emulsions, and if a Hot Mix-Cold Laid application is utilized, asphaltic material shall conform to the applicable requirements of Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 334 - Hot Mix-Cold Laid Asphaltic Concrete Pavement.

3. Installation:

a. Subbase

Lime stabilization of subbase shall conform to Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 260 - Lime Treatment for Materials Used as Subgrade (Road Mixed) with all lime being added dry unless otherwise approved. Compaction of subbase material shall be provided by sheep-foot rollers or other approved methods to provide a uniform compaction of 95% modified density in accordance with ASTM Standard 1557 at a moisture content between optimum moisture and five (5) percent above optimum moisture.

b. Base

Flexible base material deposited upon the subgrade shall be spread and shaped the same day. Flexible base material shall be deposited, mixed and shaped in such a manner to prevent "nests" of segregated coarse or fine material. Thickness of the

base material shall be not less than six (6) inches compacted in place. Material shall be compacted by approved methods to obtain a uniform compaction of 95% modified density and a smooth, graded surface satisfactory to COUNTY. Base Material shall be watered or dried to provide a moisture content between optimum moisture and five (5) percent above optimum moisture during the compaction process.

c. Primer Coat

Before the application of primer coat, the surface of flexible base shall be cleaned by sweeping or other approved methods. Primer coat shall be applied when, in the opinion of COUNTY, the base is thoroughly dry and satisfactory to receive prime coat. Asphaltic material for primer coat shall be applied at a rate of 0.20 to 0.30 gallons per square yard conforming to Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 310 - Prime Coat (Asphaltic Cutback Material).

d. Two Course Surface Treatment

Asphaltic pavement, for other than Hot Mix-Cold Laid applications, shall consist of a two course surface treatment conforming to the applicable requirement of Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 316 - Surface Treatments. Surface shall be broomed prior to rolling.

Application rates shall be as indicated below:

	<u>First Course</u>	<u>Second Course</u>
Gallons of Asphalt Per Square Yard	0.30	0.24
Gallons of Emulsified Asphalt per Square Yard	0.36*	0.32*
*AC rate divided by the residual Asphalt Content of emulsion (usually .65) x .80.		
Aggregate Grade	No. 3PE	No. 4PE
Cubic Yards Aggregate to Square Yard Ratio	1:75	1:95

e. Hot Mix - Cold Laid Surface Treatment

For Hot Mix-Cold Laid applications, the asphaltic pavement shall consist of a Type D Hot Mix-Cold Laid asphaltic concrete with a mat thickness of not less than 1½ inches conforming to the applicable requirements of Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges, Item 334 - Hot Mix-Cold Laid Asphaltic Concrete Pavement.

4. Testing:

DEVELOPER shall provide for the services of an independent soil testing laboratory to perform those compaction tests indicated above. Tests shall be performed every five hundred (500) feet at the centerline of the road and two (2) feet from the outer edge of the subbase and base and at all intersections.

Test results shall be submitted to an COUNTY by the testing laboratory.

No compaction testing failing by more than 5% will be acceptable and 95% of all tests shall pass the compaction requirements.

5. Following completion of all streets and roads and prior to acceptance by the courts, the developer shall submit to the County Commissioner, all test results indicating all streets and roads meet these requirements along with a Letter signed by County.

PART 4: RECREATIONAL VEHICLES

Name of Park and Location

1. A written emergency evacuation plan with alternate vehicular access and egress routes. The plan to be approved by Jackson County, and should be posted at various locations throughout the R.V. Park and/or distributed to the R.V. operator upon entering the R.V. Park.
2. An emergency warning system with required maintenance and periodic testing.
3. R.V.'s should not be allowed to remain in the R.V. Park with unaired tires (time should be allowed to make immediate repairs), or on permanent blocks.
4. Egress of R.V.'s should not be prevented by stored or fixed items, such as stairs, porches, etc.
5. Each R.V. should, if self powered (motor home), be capable of evacuation under its own power, and always kept in running order, and if dependent on external power for evacuation, be accompanied by a tow vehicle in running order.
6. Jackson County will inspect R.V. Parks on a regular basis and violations shall be corrected, or the R.V. Park will be suspended, and all R.V. s removed until the violations are corrected.
7. All permanent structures (restrooms, office facilities, laundry facilities, etc.) must meet the local requirements - elevations, utilities and sewerage as defined in Jackson County Flood Plain Ordinance.
8. Roads and streets in R.V. Parks shall be a minimum width of 20' and constructed of suitable material to be passable under all weather conditions.

PART 5: ADMINISTRATION

401. Responsibility for Administration: It will be the responsibility of the Jackson County Engineer, or County Commissioner, in Precinct subdivision is located, to serve as administrative officer for purposes of this law.
402. Review of Plans: Jackson County may at its option utilize the County Engineer or a selected qualified Engineering Firm to review the engineering design and calculations required by this ordinance. All costs of such review will be paid for by the developer.
403. Appeals: A person aggrieved by an action or decision of the County Engineer, or County Commissioner, pertaining to this Law may, within thirty (30) days of the date of the notice of the action or decision, appeal same to the Jackson County Commissioners Court. These appeals are not exclusive, but are cumulative of any other remedies at law or in equity.
404. Amendments: The Jackson County Commissioners Court may, from time to time, adopt and amend these regulations, and the rules, procedures, and policies associated with this Law. This Law may be amended by the Commissioners Court after a public hearing in which due notice has been given to the citizens of Jackson County.
405. Validity and Repeal: If any part, section, paragraph, clause, provision or portion of this Law is held to be invalid or unconstitutional by a court of competent jurisdiction, such a holding will not affect any other part, section, paragraph, clause, provision or portion of this Law. All ordinances or parts of ordinances of Jackson County in conflict with this Law are hereby repealed.
406. Enforcement and Penalties:

Civil Penalties: Whenever it appears that a violation or the threat of a violation of any of the terms and conditions of these regulations exists, the County Attorney may institute a suit in a court of competent jurisdiction in Jackson County through his/her office's attorney seeking injunctive relief or other appropriate civil penalties, or both against the person(s) committing or threatening to commit the violation

Criminal Penalties: A person who violates any provision of these regulations is subject to a Class B Misdemeanor which shall be punishable by a fine set by a court of competent jurisdiction. Each day that a violation exists constitutes a separate offense.

PASSED AND APPROVED on this ____ day of September _____, 2006.

COMMISSIONERS COURT, JACKSON COUNTY, TEXAS

By:

Harrison Stafford, County Judge

ATTEST:

Kenneth McElveen, County Clerk