



Culvert – Driveway – Slab Foundation

- SRA (Sabine River Authority) Property – If the building structure is on SRA land you must provide a copy of SRA permit to build before the City can issue a permit
- 1 Set of Site Plans – A landscape architectural plan, and a detailed engineering drawing of proposed improvements to a given lot to include;
 - Legal description (lot, block, subdivision)
 - North area & scale
 - Property lines & lot dimensions
 - All easements
 - All existing buildings
 - Driveway & sidewalk dimensions
 - Setbacks for front rear & sides
- 1 Set of Foundation Plans – Conventional rebar slab foundation – Regionally accepted practices – Foundation detail (Reference IRC) **or** Engineered plans or Post tension foundation – Engineered foundation plans and letter. Must state foundation was designed for the soil conditions on that particular lot and the design criteria of the IRC.
- 1 Set of Building Plans – Construction or working drawing (blueprints) that define all the construction specifications such as dimensions, materials, layouts, installation methods and techniques to include;
 - Floor plan
 - Construction details
- Contractor Registration **required** for General, Electrician, Plumber, Mechanical, Irrigator and Backflow Tester

NOTICE: per city ordinance *Ch.66 Utilities, Art. II, Dev. 1, Sec. 66-32 Utility Easements* – City Utility line locates shall be provided as needed by the City utility company. City utility easements are located and there shall be at least ten (10) feet in width (normally five (5) feet on each side) of the water and/or sewer mains. Easements shall remain accessible to the City utility company. The City utility exercising its access rights to the easement does not have to repair or replace anything they damage or remove from the easement area. If a structure is built on an easement and the easement needs to be accessed, the structure could be removed and/or damaged with no obligation to repair or replace the structure.

NOTE: once application and plans are received and reviewed more information may be requested for completion

(b) Storm sewers shall be required when the depth of water flowing in the street gutter has reached the top of the curb.

(c) Unless otherwise approved by the building inspector or the city engineer, no house slab elevation shall be placed less than six inches above the top of the street curb directly in front of the house. Where no curb is provided, the slab shall be at least 12 inches above the centerline of the street fronting the property.

(d) Where drainage ditches are required, the design frequency interval will be as outlined in this section. In no case shall the side slopes be greater than 3:1 for grass lined or 1:1 for concrete lined. All lots shall be graded to drain to a city right-of-way or drainage easement. No lot shall be allowed to drain across another lot.

(e) Any building constructed in a floodplain area shall have its lower floor slab set to conform to HUD regulations and at least one foot above the 100-year flood elevation. No construction, including fill, will be allowed in the floodway, without prior approval of the city council.

(f) All existing drainageways within the subdivision will be cleared of brush or timber and shaped to conform to the approved drainage plan. Ditches may be grass-lined channels, and the developer will be responsible for maintenance until 85 percent coverage is obtained, or may be concrete lined. If grass-lined channels are used, the design velocity must be less than eight feet per second.

(Ord. of 1-19-1999, § 25-19)

Sec. 54-86. Minimum specifications for streets and utilities.

(a) *Submittal to city engineer.* Construction plans and specifications for streets and utilities shall be submitted to the city engineer for approval prior to the beginning of construction, and shall meet the design requirements of this section.

(b) *Residential streets.*

(1) Residential street width shall be 27 feet minimum back to back of curb or 22 feet paved surface with two-foot shoulders and drainage ditches.

(2) Type shall be reinforced concrete with monolithic curbs or HMAc as described in this subsection.

a. For reinforced concrete with monolithic curbs:

1. Thickness shall be 5½ inches minimum.
2. Reinforcement shall be #3 rebar, grade 40, at 18 inch center each way or approved equal.
3. Joints shall be sawed 1½ inches deep at 20-foot intervals within 24 hours of pouring, expansion at 200-foot intervals.
4. Curb shall be six inches tall with one No. 3 reinforcing bar placed horizontally in the upright portion.
5. Where drive culverts are necessary, they shall be equal to the width of the drive plus at least a minimum of six feet. The diameter must be approved by the city engineer or the city inspector.
6. Materials shall be as follows:
 - i. Five-sack concrete mix.
 - ii. 3,000 psi at 28 days, five inches maximum slump, curbs and pavement.
 - iii. Air entrained, with three to six percent air.
 - iv. Apply TxDOT-approved curing compound on completion of concrete curbs or pavement.

b. For HMAc:

1. Base shall be six inches compacted thickness of crushed rock, meeting TxDOT item 247, type A, grade 1 or 2.
2. For HMAc, prime base with MC-30; install two-inch compacted thickness hot mix hot-laid asphaltic cement meeting TxDOT item 340, type D.

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CHAPTER ~~62~~
ARTICLE II
SECTION ~~62.31~~ 54.54

**AN ORDINANCE TO PROMOTE THE SAFETY AND GENERAL WELFARE OF THE ENTIRE
COMMUNITY OF THE CITY OF EAST TAWAKONI PROVIDING SOUND RULES AND
REGULATIONS ON STREET EASEMENTS AND DRAINAGE REQUIREMENTS, FOR
CULVERT AND DRIVEWAY INSTALLATIONS.**

The City of East Tawakoni owns and shall not relinquish ownership of the easement adjoining public streets and thoroughfares. However, care and maintenance of the easement shall be the responsibility of the developer and/or the property owner. All driveways for houses are to be built by the developer of any subdivision and any driveways for houses or structures of any property owners shall be constructed at the expense of the developer and/or the property owner. All culverts shall be installed prior to beginning the construction of any structure on the property. It is required that adequate drainage be provided by using galvanized steel pipe to insure proper water flow in the storm water ditches.

If the land shall lay fallow but the owner(s) enter and exit the land, then the owner(s) shall be required to install a culvert for their use.

The developer and/or the property owner shall apply for a Culvert Permit from the City and the following inspections shall be made by a designee of the city authorized to perform such inspections: (1) establish excavation elevations (2) culvert placement (3) rock installation and cover materials (4) final cover material installation. The drainage ditch shall be excavated to the original ditch elevation for a distance of no less than 20 lineal feet. Rock shall fully encapsulate the culvert; such rock shall be 1"-2" course grade with no more than 20% crusher fines infiltrated into the material. The culvert shall be constructed of galvanized steel pipe with a minimum thickness of 16 gage and having a minimum length of 20 feet. The diameter of the culvert pipe will be established by a designee of the city authorized to perform such inspections based on the ditch elevation and adjoining soil/road elevation. The material used in the construction of driveways between the surfaced area of streets and the boundary lines of the property owners should be of material used for roadway purposes, preferably the same type material of which the adjacent street is constructed. If the property owner is desirous of using different type of material and construction for his driveway other than that used in the construction of the adjacent street, plans should be submitted to the designee of the city authorized to perform such inspections for approval, specifically indicating the type of proposed material and construction to be used.

That the maintenance of driveways constructed as outlined in preceding section of this Ordinance shall be at the expense of the property owner(s).

That any person, firm, or individual who shall violate any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction shall be fined in any sum not exceeding five hundred dollars (\$500), and each day's violation shall constitute a separate and distinct offense. If the developer shall be a corporation and shall violate any provisions of this ordinance, the president, vice president, secretary, treasurer of such corporation or manager, agent or employee of such corporation shall be severally liable for the penalties herein provided.

PASSED AND APPROVED THIS THE 1st DAY OF OCTOBER, 2002.

APPROVED:


JAMES R. THOMAS, MAYOR

ATTEST:


PATSY MARSHALL, CITY SECRETARY