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## SECTION A.

The purpose of this Court Order is to provide for the safety, health and well being of the general public by requiring that adequate streets, drainage facilities and sewage facilities are provided in all subdivisions, and to provide facilities which can be maintained without imposing a burden to the taxpayers.

All departments and agencies of Navarro County stand ready to assist individuals, builders, and developers in achieving overall performance standards as outlined in the following chapters.

In specific cases where literal interpretation of any section would work an undue economic hardship, variances may be sought, provided the overall performance standards are met. It should not be inferred, however, that specific requirements may be ignored. Enforcement authority and penalties for violations are outlined and the Commissioners Court will press their legal rights to gain total compliance. If any questions arise as to the interpretation of the language in any sections, the Subdivision Administrator will resolve all differences.

These regulations are in no way intended to restrict residential or commercial development in Navarro County. Rather, it is hoped that through public and private sector cooperation Navarro County can achieve and maintain a quality and standard of life, which reflects the highest traditions, and standards of its citizens.

## SECTION B. GENERAL INFORMATION

As a guide to the public in determining when it is necessary to file a plat and comply with these regulations, the Commissioners Court (as an incident of its power to enforce the subdivision laws and regulations under Section 232.003, Texas Local Government Code, and with the specific authority of Section 232.015) has adopted the following policy guidelines stating when the division of an existing tract will be considered by the Court to be a subdivision requiring the filing of a plat by law, and requiring compliance with these regulations.

### FORM OF SALE

If a plat is required under these guidelines, it is immaterial that the sale of daughter tracts is by contract, option, long-term lease, or lease-purchase, rather than deed, or that describes the daughter tracts by metes and bounds rather than lot and block.

### DEVELOPMENT

Unless otherwise specifically exempted, a plat is always required when two or more daughter tracts are sold from a parent tract as part of a unified plan for development of the property. The existence of such a plan may be inferred from circumstance, such as the form of advertising or the sale of multiple tracts within a one-year period.

A plat is always required, even if all lots are over 10 acres in size or are to be used for agriculture or veteran's tracts, if any daughter tracts is created that does not have at least 100 feet of frontage on and direct access to a public road, or if any streets, alleys, squares, parts, or other parts of the tract are to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to such parts. Private roads and easements are not public roads; rights-of-way that have been dedicated to the public remain private until accepted by the county for maintenance. A driveway that is owned or used in common with other tracts is a private road. This section requires each separate tract to have 100 feet of separate frontage on a public road, to be used for access by that tract alone. If any daughter tract is out of compliance with these requirements, the sub-divider must plat the entire subdivision. Any tract that has less than 90 feet of frontage to a public road must be restricted from any further subdivision. A plat is not required when a person makes a conveyance of four or fewer tracts, each of which is sold conveyed, given or otherwise transferred to persons who are related to the owner within the third degree of consanguinity (parent, child, grandparent, grandchild, sister, brother, great-grandparent, great-grandchild, aunt, uncle, niece, nephew) or affinity (the spouse of anyone listed above, or so related to the owner's spouse) for their personal use; provided, however, that each daughter tract is either located on a public road or has access to such a road by private easement. However, if the family member sells the land to a non-family member within two years, it will be presumed that the conveyance was not for personal use.

A plat is not required when the tracts have direct access to a public road and all tracts are sold to veteran's through the Texas Veterans Land Board Program.

A plat is not required if a subdivision of any tract of land belongs 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 a part of the tract described by Section 232.001 (a) (3) of the Local Government Code.

A plat is not required if: (1) the owner of the land is a political subdivision of the state; (2) the land is situated in a floodplain; and (3) the lots are sold to adjoining landowners.

A plat is not required if: (1) the owner does not lay out a part of the tract described by section 232.001 (a) (3); and (2) one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the provisions of these regulation.

A plat is not required if: (1) the owner does not lay out a part of the tracts described by Section 232.001 (a) (3); and (2) 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.

Approval of a plat by the Commissioners Court shall not be deemed an acceptance of the proposed roads and shall not impose any duty upon the County concerning maintenance or improvements. The Commissioners Court determines which roads will be accepted for County maintenance after the two-year owner maintenance period has expired.

**Manufactured Home Rental Communities:** A property developed as a manufactured home rental community and not subdivided from another tract is not subject to the subdivision regulations established herein. However, the owner who intends to use the land for a manufactured home rental community must have an infrastructure development plan prepared that complies with the minimum infrastructure standards established in Section H (6) of these rules.

**A manufactured home rental community** is a tract of land that is separated into two or more spaces for 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 home, for use and occupancy as residences.

**Recreational vehicle rental community:** A recreational vehicle rental community is a parcel which has been established for the purpose of providing sites for recreational vehicles on a short-term basis of ninety days or less. At the end of the ninety-day period, the vehicles must be relocated.

**Timely approval of plats:** Plats are to be reviewed in an expeditious manner by the office of Planning and Development. The following are requirements for timely approval:

All documents and other information identified on the Final Plat Checklist of these regulations shall be provided to the Planning and Development Administrator.

If a person submits a plat application that does not include all of the documentation or other information identified on the Final Plat Checklist, the Planning and Development office shall, not later than the 10<sup>th</sup> business day after the date of receipt of the plat, notify the applicant of the missing documents. The sixty (60) day window for approval commences when the complete application is presented to the Planning and Development office.

Final action shall be taken on the plat application not later than the 60<sup>th</sup> day after the date of the completed plat application is received by the Planning and Development office.

If the Commissioners Court disapproved a plat application, the applicant shall be given a complete list of the reasons for the disapproval.

The 60-day period may be extended for a reasonable period, if agreed to in writing by the applicant and approved by the Planning and Development office.

If the Commissioners Court fails to take final action on the plat, in accordance with this section, then: (a) the court shall refund 50% of the plat fee; (b) the plat application is granted by operation of law; and (c) the applicant may apply to a district court in Navarro County for a writ of mandamus to compel the Commissioners Court to issue documents recognizing the plat's approval.

A person may not file for record or have recorded in the county clerk's office a plat, replat, or amended plat or replat of a subdivision of real property unless such plat has attached to it an original tax certificate from each taxing unit with jurisdiction of the real property indicating that no delinquent ad valorem taxes are owed on the real property. If the plat, replat, or amended plat or replat is filed after September 1 of a year, the plat, replat, or amended plat or replat must also have attached to it a tax receipt issued by the collector for each taxing unit with jurisdiction of the property indicating that the taxes imposed by the taxing unit for the current year have been paid or, if the taxes for the current year have not been calculated, a statement from the collector for the taxing unit indicating that the taxes to be imposed by that taxing unit for the current year have not been calculated. If the tax certificate for a taxing unit does not cover the preceding year, the plat, replat, or amended plat or replat must also have attached to it a tax receipt issued by the collector the the taxing unit indicating that the taxes imposed by the taxing unit for the preceding year have been paid.

#### CONDOMINIUMS:

All condominium plats or plans must comply with Chapter 81 of the Texas Property Code, Condominium Act.

#### CERTIFICATION THAT ADEQUATE GROUNDWATER IS AVAILABLE:

If groundwater is the source of water supply for the subdivision, the Commissioners Court requires a statement attached to the plat application, prepared and sealed by a licensed professional engineer registered to practice in Texas, that certifies that groundwater is available for the subdivision, according to the certification from and content as promulgated by the Texas Commission on Environmental Quality. See page 47 for form.

**NOTICE TO PURCHASERS REQUIRED:**

If a person proposes to sell or convey unimproved real property located in a certificated area of a utility service provided, the person must give to the purchaser written notice as prescribed by this section. The notice must be executed by the seller and read as follows:

“The real property, described below, that you are about to purchase is located in the water or sewer service area of \_\_\_\_\_, which is the utility service provider authorized to provide water or sewer service to your property. There may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at closing or purchase of the real property.

\_\_\_\_\_  
Signature of Purchaser

\_\_\_\_\_  
Date

The notice must be given to the prospective purchaser before the execution of a binding contract of purchase and sale. The notice may be given separately or as an addendum to or paragraph of the

contract. If the seller fails to provide the notice required by this section, the purchaser may terminate the contract.

### SECTION C. ENFORCEMENT

- A. The Commissioners Court of Navarro 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 land development rules and regulations; and there is submitted at the time of approval of such map or plat financial security as may be required by these rules.
- B. At the request of the Commissioners Court of Navarro County, the County Attorney or other prosecuting attorney representing the county may file an action in a court of competent jurisdiction to:
  - 1. Enjoin the violation or threatened violation of a requirement established by or adopted by the Commissioners Court under Chapter 232 of the V.T.C.A., Local Government Code; or
  - 2. 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 the Commissioners Court under Chapter 232 of the V.T.C.A., Local Government Code.
- C. A person who commits an offense if the person knowingly or intentionally violates a requirement established by or adopted by the Commissioners Court under Chapter 232 of the V.T.C.A., Local Government Code. An offense under the subsection is a Class B Misdemeanor.
- D. A requirement that was established by or adopted under Chapter 436, Acts of the 55<sup>th</sup> Legislature, Regular Session 1957, as amended (Article 6626a, Vernon's Texas Civil Statutes), or Chapter 151, Acts of the 52<sup>nd</sup> Legislature, Regular Session 1951 (Article 2372k Vernon's Texas Civil Statutes), before September 1, 1983, and that, after that date, continues to apply for subdivision of land is enforceable under Subsection (B). A knowing or intentional violation of the requirement is an offense under subsection C of this Section.



#### SECTION D. VARIANCES

The Commissioners Court of Navarro County shall have the authority to grant variances from these regulations when the public interest or the requirements of justice demands relaxation of the strict requirements of the rules. Any person who wishes to receive a variance should apply to the precinct commissioners, who will place it on the agenda of the Court and present it with his or her recommendation whether the variance should be granted. The decision of the Court whether to grant or deny a variance is at its complete discretion, and will be final.

#### SECTION E. DEFINITIONS

1. **BASE FLOOD PLAIN** - that area subject to inundation by flood, having a one percent probability of occurrence in any given year, based on existing conditions of development within the watershed area, as determined by the Flood Insurance Study for Navarro County provided by the Federal Emergency Management Agency (FEMA).
2. **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.
3. **COLLECTOR STREET** - The collector provides passage to country lanes and conveys traffic to major collectors. Through traffic is discouraged. It serves the principal street in a subdivision.
4. **COMMISSIONERS COURT** - The Navarro County Commissioners Court.
5. **Cul-de-sac** - A Street having one outlet to another street With a vehicular turn-around at the other end.

6. **DEVELOPER** - Persons, corporations, organizations, government or governmental subdivision or agency, estates, trust, partnerships, associates, incorporations or other entities, which undertake the activities covered by these regulations.
7. **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.
8. **ENGINEER** - Any person registered and currently licensed to practice engineering by the Texas State Board of Registration for Professional Engineers.
9. **EXTRATERRITORIAL AUTHORITY (ETJ)** - The unincorporated area, not a part of any city, which is contiguous to the corporate limits of any city. The extraterritorial jurisdiction of the various population classes of cities (as defined in Article 974(a) V.A.C.S.) shall be as follows:
  - a. The extraterritorial jurisdiction of any city having a population of less than five thousand (5,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within one-half (1/2) mile of the corporate limits of such city.
  - b. The extraterritorial jurisdiction of any city having a population of five thousand (5,000) or more inhabitants, but less than twenty-five thousand (25,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within one (1) mile of the corporate limits of such city.
  - c. The extraterritorial jurisdiction of any city having a population of twenty-five thousand (25,000) or more inhabitants, but less than fifty thousand (50,000) inhabitants, shall consist of all the contiguous unincorporated area, not a part of any other city within two (2) miles of the corporate limits of such city.
  - d. The extraterritorial jurisdiction of any city having a population of fifty thousand (50,000) or more inhabitants, but less than one hundred thousand (100,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within three and one-half (3 1/2) miles of the corporate limits of such city.
  - e. The extraterritorial jurisdiction of any city having a population of one hundred thousand (100,000) or more inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within five (5) miles of the corporate limits of such city.

10. **FEMA** - Federal Emergency Management Agency
11. **FLAG LOTS** A tract of land or lot connected to a public road by a long driveway or frontage less than 100 feet shall not be permitted.
12. **FLOODPLAIN**- The area subject to inundation by a flood event of a magnitude which would be expected to be equaled or exceeded once on the average in any given year based on existing conditions of development within the watershed area.
13. **GATED SUBDIVISION** - A limited access Subdivision. Please see definition below: SUBDIVISION.
14. **G.I.S.** - Geographic Information Systems
15. **G.P.S.** - Global Positioning System
16. **LOT** - An undivided tract or parcel of having frontage on a road, which parcel of land is designated as a separate and distinct tract. All lots, so far as practical, shall have their side lines at right angles to the road on which they face, or radial to curved road lines.
17. **MAY** - is permissive.
18. **PLAT** - a map depicting the division or subdivision of lands into lots, blocks, parcels, tracts, or other portions. A replat or re-subdivision will be considered a plat.
19. **PRELIMINARY PLAT** - 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.
20. **FINAL PLAT** - 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.
21. **SHALL** - is mandatory and not discretionary.
22. **STATE PLANE COORDINATE SYSTEM** - A coordinate system used by States to locate spatial information with a high degree of accuracy. This coordinate system is widely used in North Central Texas for GIS purposes.
23. **SUBDIVISION** - Any tract of land that is divided into two or more tracts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract

intended to be dedicated to public use adjacent to the streets, alleys, squares, parks, or other parts.

24. **SURVEYOR** - any person licensed to practice surveying by the Texas Board of Professional Land Surveying.
25. **TCEQ** - Texas Commission on Environmental Quality
26. **TxDOT** - Texas Department of Transportation

#### **SECTION F. ENFORCEMENT AREA**

The provisions of the Court Order shall apply to all of the unincorporated areas of Navarro County, Texas with the exception of the extra territorial jurisdiction of the City of Corsicana.

#### **SECTION G. PLATTING PROCEDURE**

##### **1. PRELIMINARY PLATS:**

- a. The submission of a preliminary plat is necessary to:
  - (1) Eliminate the duplication of subdivision names and street names.
  - (2) Assure proper alignments of streets and drainage facilities.
  - (3) Assure that the provisions of the FLOODPLAIN REGULATIONS will be complied with, and that no lot will have a drainage problem.
  - (4) Assure that the provisions of the SEWAGE REGULATIONS will be complied with.
  - (5) Assure that all necessary permits or plan approvals have or will be applied for.
- b. Two (2) {"blue-line copies" or "reproductions"} of the preliminary plats shall be submitted prior to or concurrent with the submission of any preliminary plats to a city exercising its extraterritorial

authority. In the event the subdivision falls within the jurisdiction of both Navarro County and the City, the more stringent of the regulations shall prevail.

- c. Preliminary plats shall be approved by the Navarro County Planning and Development Administrator before a final plat can be submitted.
- d. Preliminary plats shall be drawn on a sheet not less than **18"x24"** except in those instances where a city exercising its extraterritorial authority requires a different sheet size and/or scale, or upon prior approval of the Navarro County Planning and Development Administrator. **All plats shall also be submitted in digital format using NAD 1983 State Plane Texas North Central 4202.**
- e. Preliminary plats shall show, or be accompanied by the following information:
  - (1) The name, address and telephone number of the developer, surveyor and/or engineer.
  - (2) The proposed name of the subdivision, and the names, locations, width and dimensions of all proposed and existing streets within the property.
  - (3) The location of the existing boundary lines in sufficient detail to accurately locate the property.
  - (4) The description, location, width and dimensions of proposed and existing utility and pipeline easements within and adjacent to the property.
  - (5) The name, location and dimensions of all adjacent subdivisions and streets. Where there are no adjacent subdivisions, the preliminary plat shall show:
    - (a) The name of all adjacent property owners with the volume and page of recordation.
    - (b) The location and distance to the nearest subdivisions, and how the streets in the proposed subdivision may connect with those in the nearest subdivisions or other roads in the area.
  - (6) Existing and proposed contour lines at the following intervals:

- (a) When the land has less than a five percent (5%) slope, the contour interval shall not be greater than two feet (2').
  - (b) When the land has more than a five percent (5%) slope, the contour interval shall not be greater than five feet (5').
  - (7) The exact location, dimensions, description and flowline of all existing and proposed drainage structures.
  - (8) The location of the 100-year flood plain and all lots, or any part of a lot, that lies within the 100-year floodplain.
  - (9) The existing drainage areas upstream of the proposed subdivision, along with the drainage calculations of the amount of water coming into, across, and leaving the subdivision in sufficient detail to show any changes in the 100-year flood elevation across the proposed subdivision, and on the property both upstream and downstream from the proposed subdivision.
  - (10) The date the plat was prepared.
  - (11) A north arrow and the scale of the plat.
  - (12) A location or vicinity map showing the location of the proposed subdivision within the county and to the nearest incorporated areas with a north arrow and scale of the vicinity map.
  - (13) Preliminary water and sewer plans if applicable.
- f. All information listed in item "e" above is considered to be the minimum amount of information needed to assure compliance with this Court Order. Any deviations from items "a" through "e" shall have the written approval of the Navarro County Subdivision Administrator prior to submittal of the preliminary plat.
  - g. If the proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, than a tentative master plan of the entire subdivision shall be submitted with the preliminary plat of the portion first to be subdivided.
  - h. The Navarro County Subdivision Administrator will review the preliminary plat and:

- (1) Send written comments to the developer stating the conditions of approval, if any, if the subdivision is outside the extraterritorial authority of a city.
- (2) Send written comments to the city and developer stating the conditions of approval, if any, if the subdivision is in the extraterritorial authority of a city.
  - i. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat for record. The approval will be in effect for one year.

## 2. FINAL PLATS:

- a. The submission of final plats is necessary to:
  - (1) Assure proper identification and location of all streets, lots and easements.
  - (2) Assure that the streets will be properly constructed and maintained.
  - (3) Assure that the sewer systems have been approved by the Navarro County Health Department.
  - (4) Assure that all proper dedications have been made for streets, easements and public spaces.
  - (5) Assure that all necessary permits have been obtained or applied for.
- b. For subdivisions outside of the extra territorial authority of any city, the developer shall submit to the Navarro County Subdivision Administrator the original on Mylar, six (6) blue line copies of the final plat, along with a copy in digital format at least ten (10) calendar days prior to the Commissioners Court approval.
- c. For subdivisions located, in part, within the extraterritorial authority of the City of Corsicana, the developer shall submit to the Navarro County Subdivision Administrator six (6) blue line copies of the final plat, prior to or concurrent with the submission of the final plat to the city exercising its extraterritorial authority. No final plat will be presented to the Commissioners Court before the plat has been approved by a city exercising its extraterritorial authority.
- d. Final plats shall be drawn on an **18"x24"** Mylar sheet except in those instances where a city exercising its extraterritorial authority requires a different sheet size and/or scale, or upon prior approval of the Navarro County Subdivision Administrator.

- e. The following statement shall be noted on the face of the final plat:
  - 1. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
  - 2. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
  - 3. Navarro County will not be responsible for the maintenance and operation of said drainage ways for or the control of erosion.
  - 4. Navarro County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
  
- f. In addition to the requirements for preliminary plats, final plats shall show or be accompanied by the following information:
  - (1) The name of the subdivision, the names of the streets, the date that the plat was prepared, a north arrow and a graphic scale.
  - (2) Sufficient data to reproduce, on the ground, the bearing and length of all streets, blocks, lots and easements. Curves on streets, blocks and easements shall include the radius, length and central angle of the curve. Curves on lots shall show the radius and length of the curve.
  - (3) The accurate location of adjacent subdivision streets, blocks, lots and easements, or the property owner if the adjacent land is undeveloped.
  - (4) The number of all lots and blocks arranged in a systematic order, and clearly shown on the plat in distinct and legible figures.
  - (5) The 100-year floodplain as identified on the most current Navarro County Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency.
  - (6) A legal description of the property, and locate the same with respect to an original corner of



the original survey of which it is a part, and the number of acres being subdivided. All blocks, corners and angles shall be marked in accordance with minimum standards set forth by the Texas Board of Professional Land Surveyors. All corners shall be marked with caps stamped with the surveyor and/or company name.

- (7) A dedication, by the developer, of all streets, roadways, alleys, utility easements, parks, conservation easements, and other land intended for public use, and the developer's 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 developer before a Notary Public.
- (8) The following statement shall appear on any plat containing private streets, drives, emergency access easements, recreation areas and open spaces:

NOTE: All private roads {drives and streets} will be signed in a manner that indicates its private status.

NAVARRO COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS NAVARRO COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

- (9) The seal and signature of the surveyor responsible for surveying the subdivision and/or the preparation of the plat.
- (10) A space for the approval of the Commissioners Court of Navarro County.
- (11) A space for the approval of a city exercising its extra-territorial authority.
- (12) A space for the approval of the Navarro County Health Department or the Tarrant Regional Water District, which ever is applicable.
- (13) A space for the approval of the Lake Planning and Zoning Commission exercising its authority in the Richland Chambers Lake Area.

- g. All information listed in item "f" above is considered to be the minimum amount of information needed to assure compliance with this Court Order. Any deviations shall have the written approval of the Navarro County Subdivision Administrator prior to submittal of the final plat.
- h. The Navarro County Subdivision Administrator will review the final plat for its conformance, and place the subdivision on the Commissioners Court Agenda and recommend either approval or denial.
- i. The final plat shall be accompanied by:
  - (1) A surety bond for construction of streets
  - (2) A statement of approval of plans from all conservation districts, municipal utility districts, or drainage districts. The developer shall submit a letter from each of the utility companies (water, electric, gas, etc.) stating that the development can be served and that arrangements have been made with the applicable company for service.
  - (3) A certificate from each Tax Collector of a political subdivision in which the property is located stating that all taxes are paid and not delinquent.
  - (4) A certificate stating the subdivision's water supply and sewerage system plans have approval from the appropriate State agency or designated authority.
  - (5) Two (2) sets of construction plans
- j. After the plat has been approved and signed by the Commissioners Court, the plat will be returned to the developer for recording with the County Clerk. The final plat must be recorded within six months of approval by the Commissioners Court. The Commissioners Court may grant a single six-month extension.
- 1. Commissioners Court may refuse to approve a plat if it does not meet the requirements prescribed by these rules or if any bond required under these rules is not filed with the County.

**3. CONSTRUCTION PLANS:**

A Registered Professional Engineer licensed to practice in Texas shall seal all construction plans, drawings and calculations.

- a. Two (2) sets of all construction plans must be submitted to and approved by the Navarro County Subdivision Administrator, unless a waiver is granted prior to the start of any construction. The construction plans shall consist of:
  - (1) Street plans
  - (2) Drainage plans, including outfall channels, storm sewers and inlets design.
  - (3) Plans for water system, if any.
  - (4) Plans for sewage treatment and sewer system, if applicable.
  - (5) Plans for adjustment of utility lines and pipelines.
  - (6) Location and description of all easements.
- b. Street construction plans shall show:
  - (1) The plan of the street, in no larger than a 1" = 50' scale, showing the location of the proposed road, ditches and drainage structures within the street right-of-way.
  - (2) The profile of the street in no larger than a 1" = 50' scale horizontal and a 1" = 5' scale vertical.
  - (3) The street grades and elevations.
  - (4) Vertical and horizontal curve information.
  - (5) The ditch grades, design flow of water, design depth of water and design velocity of water.
  - (6) Typical street sections.
  - (7) The seal and signature of the engineer responsible for the design on all sheets.
- c. Drainage construction plans shall show:
  - (1) The plan of the drainage ditches in no larger than a 1" = 50' scale.

- (2) The profile of the drainage ditches in no larger than a 1" = 50' scale horizontal and a 1" = 5' scale vertical.
  - (3) The ditch grades, design flow of water, design depth of water and design velocity of water.
  - (4) A plan and profile of all culverts under any street with the design flow of water, headwater and tailwater depths and the tailwater velocity.
  - (6) Typical ditch sections.
  - (7) The seal and signature of the engineer responsible for the design on all sheets.
  - (8) The size of each lot shall be indicated on the final plat in square feet and in acres.
- d. Water construction plans shall show:
- (1) The location and size of all proposed water lines in relation to the right-of-way or easements in which the lines are to be located.
  - (2) The location of all appurtenances proposed to be installed.
  - (3) The minimum depth to which the water lines are to be installed.
  - (4) The seal and signature of the engineer responsible for the design on all sheets.
- e. Sewer construction plans shall show:
- (1) The plan of the sewer line in no larger than a 1" = 50' scale, showing the location and size of all proposed sewer lines in relation to the right-of-way or easements in which the lines are to be located.
  - (2) The profile of the sewer line in no larger than a 1" = 50' scale horizontal, and a 1" = 5' scale vertical.
  - (3) The location of all appurtenances proposed to be installed.
  - (4) The sewer line grades and elevations at all junction points.
  - (5) The seal and signature of the engineer responsible for the design on all sheets.

- f. All construction plans shall be submitted with the final plat.
- g. Navarro County will review the construction plans for their conformance, and return one (1) set of the construction plans to the developer stating:
  - (1) That the plans have been approved.
  - (2) The changes that will need to be made before the plans will be approved. If any changes are required, the developer shall have the necessary changes made and submit two (2) copies of the corrected plans to the Navarro County Subdivision Administrator. If all necessary changes have been made, Navarro County will return one (1) set of the corrected plans to the developer stating that the plans have been approved.

## **H. WATER AND SEPTIC SYSTEM REQUIREMENTS**

The owner(s) must submit a plan for providing utility service within the proposed subdivision. The proposed water supply should be clearly indicated, i.e., municipal water, rural water supply corporation, privately owned water system, individual well, etc., including location of fire hydrants, if any. All water supplies must be approved by the TCEQ. In cases where groundwater is indicated as the proposed water source, the developer must submit a Groundwater Availability Certification form. A Texas licensed professional engineer shall certify that adequate groundwater is available for the subdivision.

The plan for sewage disposal should be clearly indicated, i.e., municipal sewer service, privately owned/organized sewage disposal system, private sewage facilities, etc. If it is the Owner's intent that each lot purchaser shall provide private sewage facilities, those facilities must meet the requirements of the Navarro County Health Department.

## **I. SUBDIVISION REQUIREMENTS**

### **1. Roads or Streets**

A registered professional engineer licensed to practice in the State of Texas shall seal all construction plans and certify to Navarro County Commissioners Court that all roads have been built to these specifications. Engineer services shall be provided at owner/developers expense. Residential streets shall have a minimum width of right-of-way of sixty feet (60') unless more is needed for drainage purposes. Minimum road width shall be twenty-four feet (24'). Streets or roads must be paved with Hot Mix asphalt two inches in depth, or two course Chip & Seal with prime coat. The paving material on paved streets or roads must have a thickness of: Not less than two inches of Hot Mix asphalt concrete twenty feet wide or; not less than a Two Course Chip and Seal with prime coat Surface Treatment twenty-one feet wide. The base course of the roadway section shall be a minimum width of twenty-four feet (24') crushed limestone at a compacted depth of six inches (6").

Prior to the start of construction on sub grade (to be determined by soil analysis), a soil analysis shall be made by a certified soil laboratory to determine if a soil stabilizer is required. In lieu of soil stabilization, consideration may be given to increasing the amount of crushed limestone base upon recommendation of engineer. Engineer shall determine frequency of soil sampling. A Plasticity Index range of

not less than 10 or greater than 20 is acceptable. Sub grade shall be 30 feet wide. The sub grade shall be compacted to a density of not less than 95% Standard Procter density. Prior to the placement of any base material, tests from a certified soils laboratory shall be supplied by the owner/developer to the Engineer (Engineer to be provided at owner/developer expense). The base material shall be compacted to not less than 95% Standard Procter density for its full depth. A set of "as built" drawings shall be submitted and sealed by an engineer at completion of construction. The county may at its discretion authorize the spot checking of any and or all segments of the construction completed using the county's choice of geotechnical labs and technician, nuclear density testing equipment shall be used in spot checks.

All roads or streets more than one hundred feet (100') in length shall either be connected at both ends to a dedicated street, or be provided with a turnaround having a minimum paved radius of forty feet (40') and a minimum right of way of sixty feet (60').

All roads or streets shall have a minimum grade of four-tenths percent (0.4%). Grades of more than ten percent (10%) shall only be allowed upon approval of the County.

A proposed subdivision that adjoins or encompasses an existing public street, that does not conform to minimum right-of-way requirements of these regulations, shall provide for 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 half of the required right-of-way shall be dedicated by such subdivision.

Where any portion of a road or street has been dedicated in an adjoining subdivision, adjacent to and along the common property line of the two subdivisions, enough width of right-of-way must be dedicated in the new subdivision to provide the minimum width specified herein.

Roads or streets, which are a continuation of any existing road or street, shall take the name of the existing road or street.

A cul-de-sac shall have a maximum length of 600 linear feet. {Measured along the centerline.}

All roads or streets preferably shall intersect at a ninety-degree angle. Where this is not possible, the intersection, on the side of the acute angle, shall be rounded with a curve or a cutback, but in no case, shall the curve have less than a twenty-five foot (25') radius.

New roads or streets, which are a continuation of an existing road or street, shall be a continuation, without off-set, of the existing road or street.

Where roads or streets in an adjoining subdivision end at the property line of the new subdivision, the said roads or streets shall be continued throughout the new subdivision. Where there are no adjacent connections platted, the roads in the new subdivision shall be a reasonable projection of the roads or streets in the nearest subdivisions.

No decorative squares, trees, "islands", ornamental entrances or any other obstruction to traffic shall be constructed or preserved within the right-of-way of a road dedicated to the public without the written permission of the Navarro County Commissioners Court. If landscaping and/or irrigation is proposed within the right of way, the owner shall create a body (municipal utility district, home owners association, neighborhood association, etc.), which will be responsible for the maintenance and liability of the landscaping and/or irrigation system. This body shall have assessment authority to insure the proper funding for maintenance. After completion, the developer shall maintain all roads for a period of two years. The developer may then request County maintenance of the roads. Where the proposed subdivision (10 lots or more) is located adjacent to an unpaved county road and the developer requests it be paved and it is deemed not feasible for the County to improve the road, the subdivider shall either pay the county \$.35 cents per square foot for pavement or be required to pay the cost of the base material. This shall be determined after consultation with the precinct commissioner and upon approval of commissioner's court.

## **2. PRIVATE ROADS**

If a developer wished to create a subdivision utilizing private roads, it must meet the following requirements:

The roads must meet all county road standards, except where specific variances have been granted by Commissioners Court for adequate cause. The subdivision plat and restrictions must contain a statement that Navarro County will never accept or maintain the roads unless they meet the county standards in effect on the date of acceptance. The subdivision plat must contain a statement that the roads will be maintained in perpetuity by the owners in the subdivision, and must contain mechanism for assessing the owners to produce adequate revenue for perpetual maintenance. The plat must contain a



requirement that every deed contain notice to the grantee that all streets are private, that the owners will be perpetually liable for maintenance, and the quality of the roads may affect access by public services such as police, fire and EMS.

All major collector streets must be dedicated to the public and constructed to county standards. Other streets will be dedicated to the homeowners, their assigns and successors, and emergency responders. A sign will be placed at the entrance of the subdivision clearly stating that the roads in this subdivision are private roads. A homeowners association with assessment authority will be formed. Membership in the association will be mandatory for each lot owner. The association will be responsible for the maintenance of the roads in the subdivision. Any owner that gates the entrance to a subdivision shall provide either a crash gate or provide emergency responders with a key or combination.

### **3. Drainage and Utility Easements**

Utility easements shall be a minimum of ten feet (10') in width, located along a side property or lot line and twenty feet (20') located along all front lot lines. It shall be the duty of the developer to insure that all easements are of the proper width and location to serve the using utility companies. It shall also be the duty of the developer to insure that no buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or allowed to remain upon, over or across the easements.

Utility lines crossing a road shall be installed a minimum of 24" below the ditch line or a minimum of 36" below the crown line of the road, whichever is greater. All lines carrying liquid products must be encased in metal or PVC schedule 40 a minimum length of 5' from ditch line to ditch line.

If new roads are constructed over existing petroleum pipeline crossings, the pipelines must meet the following requirements:

1. Encased pipe must be at least 3 feet below the deepest proposed ditch grade.
2. Non-cased pipe (of extra wall thickness meeting Federal Regulations) must be at least 4 feet below the deepest proposed ditch.

No road will be accepted for maintenance by Navarro County, which contains a petroleum pipeline within the right-of-way, other than crossing pipelines.

The County does not provide maintenance for drainage.

The area identified as drainage easement will be subtracted from the raw lot size in determination of acceptable lot size for construction.

Drainage easements shall generally be located along the existing drainage way, and shall meet the following standards:

- a) Open channels with top widths from 0' to 50' require top width plus 25'.
- b) Open channels with top widths greater than 50' require top width plus 25' each side.
- c) Enclosed pipes require 20' minimum width.

All easements shall be so designed to allow maintenance equipment to enter the easement, and be able to perform the necessary work.

#### **4. Lot Sizes and Building setbacks:**

Based on the presence of an on-site sewage facility, the net minimum lot size on which development activity will be allowed shall be **1.00 acre**. This net minimum lot size shall not include any right-of-way, drainage easement, and utility easement or floodplain area. Except within 5,000 feet of the Richland Chambers Lake, all lots must have a minimum street frontage of 100 feet unless otherwise specified.

Lots having an individual water supply well and an individual on-site sewage system shall have a minimum lot size of 1.5 usable acres.

Lots served by a public water supply and by a public sewage disposal system shall have an average density of not more than four lots per usable acre.

Multi-family lots served by a public water supply and a public sewage disposal system shall have a minimum lot size of not less than 5,000 square feet of usable acreage. Such lots must have a minimum 30 feet of street frontage.

The minimum street frontage for lots on the turn around of a cul-de-sac shall be 50 feet.

Side lot lines should normally be at a ninety-degree angle to the street.

All straight lines shall clearly show the length of the line, and the plat shall show enough information to readily determine the bearing of all lot lines.

All curved lot lines shall clearly show the length of the arc and radius of the curve, or show enough information on the plat to readily determine the radius of the curve.

Building and setback lines shall be 50 feet from the edge of the right-of-way on all state and federal roads, and 25 feet on all other roads. Building and setback lines shall be shown on both the preliminary and final plats. If the above setback lines differ from those adopted by a municipality with extraterritorial jurisdiction, the setbacks of the municipality shall apply.

## 5. **Floodplains**

Subdivisions that are located in a flood zone as shown on the current Flood Insurance Rate Map (FIRM) for Navarro County will have the following requirements:

- (a) Permanent type benchmarks shall be set in appropriate locations with the description and elevation shown on the plat. The elevation of the benchmark shall be tied to a benchmark shown on the FIRM panel.
- (b) A note on the plat stating "A flood permit will be required from Navarro County for any construction in the floodplain."
- (c) All subdivision proposals shall be consistent with Navarro County's Floodplain Regulations.
- (d) Contours at one-foot (1') intervals shall be shown on the plat.
- (e) The finished floor elevation must be shown for each lot located in the floodplain.
- (f) The floodplain area of each lot shall be subtracted from the overall lot size to determine minimum lot size.
- (g) The provision of and maintenance of drainage for the purpose of flood damage reduction on individual private lots is not the responsibility of the County.

Subdivisions that are located in the easement area adjacent to floodwater retarding structures as authorized by the National Flood Control Act of 1944 and designed and constructed by the U.S. Department of Agriculture - Natural Resources Conservation Service (NCRS), will have the following requirements:

See attached "Navarro County Soil and Water Conservation District Policy on Activities Adjacent to Floodwater Retarding Structures."

**6. MANUFACTURED HOME RENTAL COMMUNITIES:**

All manufactured home rental communities shall meet the following design and construction standards:

1. The developer must submit a development plan. The plan shall include the physical features of the property including watercourses, ravines, bridges, culverts, 100-year flood plain, lot and street layout.

Required information:

- A. The name of the park, scale and north point.
- B. The names of adjacent property owners, names or numbers of streets within the park, the number of linear feet of roadway to be constructed or maintained, and the lot, block, and section numbers within the park.
- C. The perimeter boundary of the park shall be shown with bearings and distances referenced to survey lines or fractional survey lines and shall be described by metes and bounds.
- D. The acreage in each survey must be shown.
- E. The 100-year flood plain shall be shown and all lots or any part of a lot that lies within the 100-year flood plain shall show the elevation of the said lot and shall show all contour lines on the lot in five-foot increments.
- F. Location of lots, streets, roads, public highways, utility easements including existing pipelines, parks and other features shall be shown on plan.
- G. The location of building setback lines on all streets, and the location and dimension of utility and drainage easements and other public right-of-ways or access.
- H. Certification by the owner of his dedication of all streets, public highways, alleys, utility easements, parks, and other land intended for public use, signed and acknowledged before a Notary Public by said owner.
- I. Certification by a Registered Public Surveyor or a Registered Professional Engineer to the effect that the development plan correctly represents a survey made by him.

2. The developer shall submit a letter from an approved water supply stating the park can be served and that a funded service agreement has been made with the applicable water supply Company. Where private systems or individual wells are indicated as the source of water, additional information must be provided, including identification of the water source with preliminary study by a qualified engineer as to quantity and quality of supplies, reserves or length of contract to purchase raw or untreated water. If groundwater is the indicate source of water, the developer must submit a "Groundwater Availability

Certification" form as prescribed by chapter 232.0031 of the Texas Local Government Code.

3. The developer shall submit a plan for sewage disposal. If individual septic systems are to be used, copies of percolation tests or percolation profiles performed by a Registered Professional Engineer or approved agency, shall be provided, along with a letter stating recommendations as to the type of septic system to be installed. A copy of the plan shall be filed with the county sanitarian, and they shall review and approve the plan. If individual septic systems are to be used, each lot shall contain an area of not less than  $\frac{1}{2}$  acre. Lots must contain not less than 1 acre in individual wells are also to be used. If an existing sewage system or a sanitary sewer system is to be used, it must be approved and licensed by the TNRCC and each lot must contain not less than 12,500 sq. ft.

4. Street design:

- a. Provide for right-of-way on main artery streets or roads within the park of not less than 60 feet nor more than 100 feet.
- b. The street cut on main arteries within the right-of-way shall be not less than 32 feet (24-ft. roadbed, 2-4 ft. shoulders) nor more than 56 feet.
- c. Cul-de-sacs shall be permitted and shall provide property access to all lots, and a turn around shall be provided at the closed end with an outside line radius of at least 50 feet.
- d. The developer shall grade the roadbed to an approved level and said road must have V-type bar ditches sufficient to insure proper drainage.
- e. The roadbed, after they have been graded, compacted and approved in any on-site inspection by the Commissioner or his designated representative will be covered with a minimum of nine inches of crushed limestone after compaction to form a solid base.
- f. All of the grading and gravel must meet the inspection and approval of the Commissioner.
- g. The surface treatment shall meet the requirements set forth in Section G, paragraph 1 of this order.
- h. The drainage requirements shall be the same as required in Section G, paragraph 3 of this order.

**SECTION J. DRAINAGE STANDARDS**

A Registered Professional Engineer shall size the culvert design and a map or list containing the size of each pipe shall be attached to the plat and approved by the Commissioner. The developer will be held responsible for notifying builders and lot owners of this requirement and ensuring the properly sized culvert is installed.

## **SECTION K. CONSTRUCTION AND MAINTENANCE BONDS**

### **1. Construction Bonds**

All construction shall be complete within 2 years after approval of final plat in a timely manner, and in accordance with the terms and specifications contained in this Order. The developer desiring to construct any of the improvements covered by this order and who has not constructed the streets, drainage structures and utilities required prior to approval of the Final Plat, shall secure proper performance in a manner and amount acceptable to the Commissioners Court.

The construction bond shall be presented to the Subdivision Administrator for submission to the Commissioners Court with the final plat.

The construction bond shall remain in full force and in effect until all the roads, streets, street signs, utilities, required drainage structures and all other construction in the subdivision have been completed to the satisfaction of the Commissioner, and the construction bond has been released by a Court Order from the Commissioners Court.

In the event any or all of the streets, roads, utilities, drainage and drainage structures, as constructed by the Owner, fail to meet the requirements of the foregoing specifications, and the said Owner fails or refuses to correct the defects called to his attention in writing by the Subdivision Administrator, the unfinished improvements shall be completed at the cost and expense of obligees as provided.

### **2. Maintenance Bond**

To insure roads, streets, street signs, underground utilities, required drainage structures and all other construction are maintained to the satisfaction of the Commissioner, a maintenance bond executed by a Surety Company authorized to do business in this state, and made payable to the County Judge of Navarro County, Texas or his successor in office, may (if requested by the Commissioner) be substituted for the construction bond at the time of release of said construction bond.

The maintenance bond amount shall be equal to forty percent of the estimated cost of roads, streets, street signs, underground utilities, required drainage structures and all other construction.

The conditions of the maintenance bond shall be that the Owner shall guarantee to maintain, to the satisfaction of Navarro County, all of the streets, roads, drainage structures and drainage ditches and channels which have been constructed to specifications with construction security released by Court Order from Commissioners Court, in a good state of repair for a period of one year from the date of official release of construction security.

Periodical inspection of roads, streets, street signs, underground utilities, required drainage structures and all other construction for which maintenance security is held, will be made by the Commissioner during the period of liability covered by the maintenance bond. In the event any or all of the roads, streets, street signs, underground utilities, required drainage structures and all other construction are not being maintained in a good state of repair, the Owner will be so advised in writing and, if after a reasonable time, he fails or refuses to repair said items, they shall be maintained at the cost and expense of obligees as in said orders provided.

The release of any bond shall be by order of the Commissioners Court. To request a release the developer who posted the bond in question shall present a written request to release said bond recommends their acceptance by the County. The request shall contain a statement by the Engineer responsible for the design, Attached to his letter shall be one set of "as built" drawings showing the work to be accepted for use by the County. The Navarro County Commissioner shall receive the written request of bond release at least 14 days prior to the next regularly scheduled meeting of Commissioners Court.

### **3. FINAL INSPECTION**

The Developer, upon completion of drainage, roads, streets and other facilities intended for the use of the public, or purchasers or owners of lots fronting or adjacent there to, shall request from the County a final inspection. The Precinct Commissioner or his designee will inspect the completed work for compliance. The Developer will be notified in writing of any work not found in compliance with the Subdivision Regulations.

If substantial patching is required during the two-year maintenance period, roads or streets must be resurfaced with a two-course surface treatment.

**4. IRREVOCABLE LETTER OF CREDIT (IN LIEU OF BOND)**

An Irrevocable Letter of Credit may be submitted in lieu of bonds, for the purpose of insuring a developer's promise to construct and maintain the roads and drainage of facilities in a subdivision.

Irrevocable Letters of Credit in lieu of Bonds are required under the same conditions as Construction and Maintenance Bonds.

**5. OTHER SECURITY**

Any type of security for Construction and Maintenance other than Bonds and Irrevocable Letter of Credit shall be by written request to Navarro County, and approval by the Navarro County District Attorney's Office.

**SECTION L. SEVERABILITY**

If any provision of this Order, or the application thereof, to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Order which can be given effect without the invalid provision or application, and to this end, the provisions of this Order are declared to be severable.

**SECTION M. PLATTING CHECKLIST**

Each item on the following checklist is required before an application is considered complete.

Six copies of the plat

Name of the subdivision

Utility easements

Lot sizes

Lot numbers

Drainage easements

Floodplain area

Adjacent landowners

Name, address and phone number of owner and surveyor

Location map

Acreage of Subdivision



Location and width of existing and proposed streets

Outline of adjacent properties for a distance of at least 100 feet

Drainage Planning and Zoning Commissioner Physical features of the property including water courses, the 100-year floodplain, ravines, bridges, culverts, present structures and other features of importance prepared by a Texas Registered Professional Civil Engineer or Surveyor

1. \_\_\_\_\_ The dimensions of all lots.
2. \_\_\_\_\_ The numbers of lots and blocks and the name of streets.
3. \_\_\_\_\_ All survey monuments shown on plat
4. \_\_\_\_\_ Deed Restrictions
5. \_\_\_\_\_ An instrument of Dedication showing all restrictions, reservations, and or easements to be imposed or reserved in connection with the subdivision
6. \_\_\_\_\_ A certificate of dedication of all roads, streets, alleys, parts, or other land intended for public use
7. \_\_\_\_\_ Certificate of approval by the Navarro County Commissioners Court
8. \_\_\_\_\_ Certificate of approval by the Navarro County Lake Planning and Zoning Commission (if applicable)
9. \_\_\_\_\_ Certificate of approval by the Navarro County Health Representative
10. \_\_\_\_\_ Certificate of approval by the Tarrant Regional Water District (If applicable)
11. \_\_\_\_\_ Certificate of approval by the Navarro County Clerk
12. \_\_\_\_\_ Construction of roads and utilities completed or performance bond to cover cost of construction
13. \_\_\_\_\_ Tax certificates from county and school district
14. \_\_\_\_\_ Construction plans, including streets, drainage, water and sewer
15. \_\_\_\_\_ Platting fee paid

## **SECTION N.**

NAVARRO COUNTY

**FLOODPLAIN DEVELOPMENT PERMIT**

**Date:** \_\_\_\_\_ **No.** \_\_\_\_\_

**Name of Applicant:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Location of Property:** \_\_\_\_\_

**Attach Scaled Map:** \_\_\_\_\_

**Application Fee:** \_\_\_\_\_ **Received by:** \_\_\_\_\_

**NATURE OF PROPOSED CONSTRUCTION (check and complete as appropriate):**

- Residential                       Non-Residential                       Other
- Alteration of a Natural Waterway or Drainage Course
- Placement of Fill

**DESCRIPTION OF PROPOSED CONSTRUCTION (check and complete as appropriate):**

- New Construction
- Substantial Improvement to Existing Structure (repair, reconstruction, or improvement to existing structure - the cost of which equals or exceeds 50% of the fair market value of existing structure)
- House                       Mobile                       Non-residential \_\_\_\_\_  
(Specify)
- Commercial \_\_\_\_\_  
(Name and Type of Business)
- Other \_\_\_\_\_

TO COMPLY WITH FLOODPLAIN MANAGEMENT STANDARDS, AND TO MINIMIZE POTENTIAL FLOOD DAMAGE, YOU MUST AGREE TO CONSTRUCT YOUR PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE FOLLOWING SPECIAL PROVISIONS:

- For residential structures, the lowest floor (including basement) must be elevated so as to be at or above the flood level expected for any 100-year period in your area.
- For non-residential structures, the building must be flood-proofed to withstand the flood depths, pressures, velocities, impact and uplift forces associates with "100 year" floods, or else the lowest floor must be elevated to be at or above the 100-year flood level for your area.

- ( ) The foundation of the structure and materials used must be able to withstand the pressures, velocities, and impact forces associated with "100 year" floods.
- ( ) The water supply inlet and private sewage facility outlet must have an automatic backflow device installed.
- ( ) All utility supply lines must be so installed as to minimize damage from potential flooding.
- ( ) You must submit a certification to this office from a REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, OR LAND SURVEYOR that the floor elevation and flood proofing requirements have been complied with.
- ( ) You must provide this office with a certified copy of all final plans or as-built drawings. Engineering data must be submitted to FEMA for their map amendment process, so the FIRM can be changed.
- ( ) If the permit applicant is a corporation, partnership or other legal entity other than a natural person, state the name of one or more natural persons who will be responsible to Commissioners Court to see that all provisions of the building permit will be faithfully complied with.

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I hereby file this application for the construction in a designated floodplain, and if the permit applied for is granted, acknowledge myself to be bound to Commissioners Court of Navarro County, Texas to see that all provisions of the permit are faithfully performed.

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Acknowledgment of Conditions by Permittee

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Date

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Signature of Administrator

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Date