

M. APPROVAL BY COMMISSIONERS COURT

The Department of Engineering shall examine the final plat for compliance with Subdivision Regulations and submit the final plat for Commissioners' Court approval. If Commissioners' Court disapproves the plat, the plat shall be returned to the developer with the reasons for disapproval. If Commissioners' Court approves the plat, the developer has the following options concerning the filing and recording of the final plat with the County Clerk.

OPTION 1.

If the developer opts to file and record the final plat prior to completion of construction of the roads in a subdivision, the developer shall provide appropriate financial security which will assure the County that the roads will be constructed in conformance with the Subdivision Regulations (see Section IV., ROAD ACCEPTANCE PROCEDURE). The financial security can be arranged by one of the following methods:

- a). a construction bond may be filed by the developer payable to the County Judge in the amount of the cost of construction. The bonds must be surety bonds provided by a surety company licensed to operate in the State of Texas; or
- b). the developer may provide funds in escrow, certificate of deposit, an irrevocable letter of credit or other financial instrument satisfactory to the County Judge in the amount of the cost of construction.
- c). the estimated cost of construction for the required bonds or letters of credit shall be determined by using the latest regional Dodge Reports (construction data).

After acceptable financial security is filed with the County, the County Judge will sign the final plat and the developer may then file the final plat with the County Clerk's office.

OPTION 2.

If the developer opts not to submit a financial security to guarantee the completion of the road, drainage, and associated subdivision improvements, the final plat shall not be approved for filing until completion of the subdivision road and improvements. (See SECTION IV. - ROAD ACCEPTANCE PROCEDURES) At such time when the Director of Engineering certifies to the County Judge that the construction is completed according to the County Subdivision Regulations specifications, the County Judge shall sign the final plat and the developer is authorized to submit the final plat to the County Clerk for filing and recording.

N. APPROVAL BY COUNTY JUDGE

A certificate of approval shall be provided on the final plat for the County Judge to sign and approve on behalf of and for Commissioners' Court of Collin County, Texas. A subdivision may be recorded in phases, and in either case, the phase to be recorded shall be accompanied by a set of field notes describing the phase that is to be recorded.

If Commissioners Court approves the final plat, the County Judge, acting on behalf of and for the Commissioners' Court, shall sign the plat indicating Commissioners' Court approval. The Department of Engineering shall notify the developer that the County Judge signed the final plat and the plat is ready to be filed with the County Clerk.

SECTION III - GENERAL ROAD AND STREET REQUIREMENTS

All roads in subdivisions shall be platted and constructed to the standards required by Section III, GENERAL ROAD AND STREET REQUIREMENTS. The developer of a subdivision shall be responsible for the cost of the construction of residential, collector, and/or local streets.

General specifications and requirements pertaining to subdivision road and street improvements shall be as follows:

A. GENERAL REQUIREMENTS

All subdivision streets shall be constructed as required by the current Collin County Mobility Plan and Geometric Design Standards. Streets shall be constructed for the entire specified width and right-of-way unless Commissioners' Court grants a variance.

B. STREET ARRANGEMENT

Unless otherwise approved by the Commissioners' Court, provisions shall be made for the extension of existing dead-end streets within recorded adjacent subdivisions.

Proposed streets should conform to existing topography, where practical, so drainage may be provided. Where feasible, streets should follow existing topographical valleys or depressions so as to form a natural collection system for surface water.

Streets shall be numbered and/or named and installed with permanent metal signs in accordance with Collin County Road Sign Specifications. There shall be no conflicts with existing names, or numbers of other public roads or streets within the county or nearest municipality and street names and numbers in the subdivision. The developer shall pay for the installation of all street names and traffic control signs prior to final plat approval. Signs with road names shall be maintained by the developer during the road warranty period.

C. **STREET STANDARDS**

1. Right-of-way:

Street rights-of-way within and bordering the subdivision shall conform to the Collin County Mobility Plan and the Collin County Geometric Design Standards.

2. Types of streets:

(a) **Streets in subdivisions with lots less than or equal to 0.50 acres**

Residential streets shall be 25 feet in width measured back of curb to back of curb. Collector streets shall be 32 feet in width measured back of curb to back of curb.

- 1) **Subgrade** - The subgrade shall be lime stabilized with hydrated lime in the amount of 7% by weight of the subgrade to a depth of six (6) inches for the stipulated width, plus one foot behind the curbs. The Director of Engineering shall consider other types of and percentages of lime based on geotechnical laboratory's tests, evaluations and recommendations described in engineering reports provided paid for by the developer.
- 2) **Surface** - The surface course shall be six (6) inches in thickness of 3,600 psi or greater of Portland Cement concrete or an approved equivalent thickness of hot mix asphaltic concrete. (See Exhibit A - Appendix).

(b) **Streets in subdivisions with lots greater than 0.50 acre and less than 1 acre**

Residential streets shall be 25 feet wide concrete pavement without curbs. Collector streets shall be 32 feet wide concrete pavement without curbs. Both residential and collector streets' subgrade, base, and pavement shall conform to specifications of Section III, C, 2 (a) above (see Exhibit B - Appendix).

(c) **Streets in subdivisions with lots greater than 1 acre**

Residential streets shall be 25 feet wide pavement without curbs. Collector streets shall be 32 feet wide pavement without curbs (See Exhibit C - Appendix).

- 1) **Subgrade** - The subgrade shall be lime stabilized according to the specifications in Section III, C, 2 (a) 1) above.
- 2) **Base** - The base shall be two (2) feet wider than the pavement width and shall be constructed of flexible base as specified in the Standard Specifications for Public Works Construction in North Central Texas to a depth of six (6) inches compacted to 95% Standard Proctor Density.
- 3) **Surface** - the surface course may consist of either two-course asphalt surface treatment or two (2) inches of hot mix asphaltic concrete (HMAC). The aggregate shall be pre-coated and in accordance to current *TxDOT Standards Specifications For Construction Of Highways, Streets And Bridges*.

3. Ditches:

The widths and depths of the ditches shall conform to the typical sections and the calculated storm water discharge Subdivision Regulations require.

4. Miscellaneous Design Features:

All other design features of the roads shall conform to the Collin County Mobility Plan and Collin County Geometric Design Standards.

5. Materials:

Materials shall be as specified in the Standard Specifications for Public Works Construction, North Central Texas Council of Governments.

D. **CUL-DE-SACS**

Cul-de-sacs may be permitted where the form or contour of the land makes it difficult to plat with connecting streets. Such cul-de-sacs shall provide proper access to all lots and a turn-around shall be provided at the closed

end, with an outside property line radius of at least sixty (60) feet and a street line (outside edge of pavement) radius of at least forty-five (45) feet.

In subdivisions constructed in more than one (1) phase, temporary cul-de-sacs shall be required at the end of the street or road which is intended to connect to future streets. The materials of which the temporary cul-de-sac shall be constructed shall conform to those required for the street itself in the geotechnical report.

E. MAXIMUM ROAD LENGTH

The length of roadway shall not be greater than six hundred (600) feet from nearest intersection to the end of roadway. Variances to this requirement may be granted by the Director of Engineering for special circumstances.

F. CONSTRUCTION AND MAINTENANCE BONDS

1. Construction Bonds

The developer shall complete all construction of improvements within eighteen (18) months after approval of final plat. The developer shall file a Construction Bond, executed by a Surety Company authorized to do business in this State, and make payable to the County Judge of Collin County, Texas or his successors in office.

The bond amount shall be equal to one hundred (100%) of the estimated cost of construction of roads, streets, street signs, underground utilities, required drainage structures and all other associated construction improvements.

The developer shall submit the construction bond with the final plat prior to Commissioners Court approval of the final plat.

The construction bond shall remain in full force and in effect until all the roads, streets, street signs, underground utilities, required drainage structures and all other associated construction improvements in the subdivision have been completed to the satisfaction of the Engineering Department and the construction has been released by the County Judge on recommendation of the Director of Engineering.

If any or all of the streets, roads, drainage and drainage structures, as constructed by the owner, fail to meet the requirements of the Subdivision Regulations and the developer fails or refuses to correct the defects within sixty (60) days, from the date the Director of Engineering issues, in writing, the unfinished improvements shall be completed at the cost and expense of obligee or surety or financial securities 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 Collin County, a maintenance bond executed by a surety company authorized to do business in this state, and made payable to the County Judge of Collin County, Texas, or his successors in office, shall be substituted for the construction bond at the time of release of said construction bond.

The maintenance bond amount shall be equal to ten (10%) 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 stipulate that the developer shall guarantee to maintain, to the satisfaction of Collin County, all of the streets, roads, drainage structures and drainage ditches and channels which have been constructed to specifications with construction in a good state of repair for a period of two (2) years from the date of official release of construction security. Construction security will be released by the County Judge on recommendation of the Director of Engineering.

The County shall perform periodical inspections of roads, streets, street signs, underground utilities, drainage structures and all other construction for which maintenance security is held. In the event any or all of the roads, streets, street signs, underground utilities, drainage structures and all other construction improvements are not being maintained in a good state of repair, the Director of Engineering will advise the developer in writing and, if after a reasonable time, the developer fails or refuses to repair said items, the deficiencies shall be corrected at the cost and expense of obligees or financial security.

The release of any bond shall be by order of the Commissioners' Court. To request a release, the developer shall present a written request to release said bond. The request shall contain a statement by the Engineer responsible for the design of improvements stating that he has made an inspection of such improvements and recommends their acceptance by the County. Attached to his letter shall be one set of "as built" drawings showing the work to be accepted for use by the County. A computer diskette or compact disk containing the "as built" plan sheets in the format and medium specified by the County shall be submitted