

ARTICLE IV
GENERAL REQUIREMENTS AND MINIMUM STANDARDS OF DESIGN

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Section A. Streets

1. Conformity to the Major Thoroughfare Plan The location and width of all streets and roads shall conform to the official Major Thoroughfare Plan.
2. Relation to adjoining Street System and Anticipated Future Street System The proposed street system shall extend existing streets or projects. They shall be extended at a width no less than the required minimum width. Additional widths may be required by the Planning Commission based on available and anticipated future usage.
3. Design Design of the street system shall conform to the requirements contained in "Local Government Public Works Standards and Specifications" and Article V, Section A.4. of the Subdivision Regulations, except where the design can be proven to be in accordance with current editions of engineering design standard, ASSHTO.
4. Street Widths The minimum width of right-of-way, measured from lot line to lot line, shall be a minimum of (50) ft. or twenty-four (24) ft. greater than the required pavement width whichever is greater. Provided, however, that the required right-of-way shall be 20 ft. greater than the required pavement width on T-turnarounds or cul-de-sac streets that are a maximum of 300 ft. or less where no extension of the street is possible by the nature of the development, and the density of the development is such that a 50 ft. right-of-way is not required by the Planning Commission, but in no event shall the right-of-way for such streets be less than 40 ft. In cases where topography or other physical conditions make a street of the required

minimum width impracticable, the Planning Commission may modify the above requirements.

5. Additional Width on Existing Streets Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements as may be required by the Planning Commission.
 - a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half (1/2) of the required right-of-way, measured from the center line of the existing roadway, shall be provided. In no case shall the resulting right-of-way be less than fifty (50) feet.
6. Restriction of Access When a tract fronts on an arterial street or highway, the Planning Commission may require such lots to be provided with frontage on a marginal access street.
7. Street Grade Grades on arterial and high density streets shall not exceed seven (7) percent. Grades on other streets may exceed seven (7) percent but not ten (10) percent.
8. Horizontal Curves Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets sixty (60) feet or more in width, the centerline radius of curvature shall be not less than three hundred (300) feet; on other streets, not less than one hundred (100) feet.
9. Vertical Curve Every change in grade shall be connected by a vertical curve constructed so as to afford a minimum sight distance of two hundred (200) feet, said sight distance being measured from the driver's eyes, which are assumed to be four and one-half (4-1/2) feet above the pavement surface, to an object four (4) inches high on the pavement. Profiles of all streets showing natural and finished grades drawn to a scale of not less than (1) inch equals one hundred (100) feet horizontal and one (1) inch equals twenty (20) feet vertical, may be required by the Planning Commission.
10. Intersection Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than sixty (60) degrees.

Property line radii at street intersection shall not be less than twenty (20) feet, and where the angle of street intersection is less than seventy-five (75)

degrees, the Planning Commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

11. Tangents A tangent of at least one hundred (100) feet in length shall be introduced between reverse curves on arterial and collector streets.
12. Street Jogs Street jogs with centerline offsets of less than one hundred twenty five (125) feet shall not be allowed.
13. Dead-End Streets
 - a. Cul-de-sacs or courts designated to have one end permanently closed shall be provided at the closed end with a turnaround having an outside roadway diameter of at least eighty (80) feet and a street right-of-way diameter of at least one hundred (100) feet.

The Planning Commission may approve an alternative design such as the T-back-around, the pavement of which shall be at least 60 feet across the T and 20 feet wide and have a right-of-way of at least 80 feet across the T and at least 40 feet in width as shown in illustration 5.

- b. In the case of temporary cul-de-sacs where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property. Such dead-end streets shall be provided with a temporary turn-around having a roadway diameter equal to the width of the right-of-way.
14. Private Streets and Reserve Strips There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street or permanent easement, as defined in Article I, Section D., and as regulated in Article V., Section A (10) of this Resolution. (Resolution # 1261, 6/13/96). There shall be no reserve strips controlling access to streets, except where control of such strips is definitely placed with the community under conditions approved by the Planning Commission.
15. Street Names Proposed streets which are obviously in alignment with others already existing and named, shall bear the names of existing streets. In no case shall the names for proposed streets duplicate existing street names or have names that rhyme or sound similar, such as having the same prefix or suffix such as on Hills, Drive, Avenue, Cove or other final designations, irrespective of the use of the suffix street, avenue, boulevard,

driveway, place or court. Through its index list of street names on file, the Planning Commission can assist the sub-divider in avoiding duplication.

16. Drainage All streets and roads must be so designed as to provide for the discharge of surface water from the right-of-way of all streets and roads by grading and drainage as shall be approved by the Planning Commission. Where it is the opinion of the Planning Commission that the water cannot be adequately discharged by surface drainage, the Planning Commission may require the installation of a storm sewer system.
17. Erosion Control For the purpose of retaining valuable top soil, and ensuring against siltation of roadways, floodways, and street beds, all grading and excavation shall conform to the Standard Excavation and Grading Code as adopted by the Paris City Commission.
18. Alley Alleys shall be provided to the rear of all lots used for business purposes, and shall not be provided in residential blocks except where the sub-divider produces evidence satisfactory to the Planning Commission of the need for alleys.

Section B. Blocks

1. Length Blocks shall not be less than four hundred (400) nor more than twelve hundred (1200) feet in length except as the Planning Commission considers necessary to secure efficient use of land or desired features of street pattern.
2. Width Blocks shall be wide enough to allow two (2) rows of lots of minimum depth, except where fronting on major streets and roads or prevented by topographical conditions or size of the property; in which case the Planning Commission will approve a single row of lots of minimum depth.

Section C. Lots

1. Arrangement In so far as practical, side lot lines shall be at right angles to straight street lines or radical to curved street lines. Each lot must front upon a public street or road or permanent easement, as defined in Article I, Section D., and as regulated in Article V, Section A (10) of this Resolution, and said lot shall have a minimum of 50 feet road frontage (Resolution # 1261, 6/13/96).
2. Minimum Size The size, shape and orientation of lots shall be such as the Planning Commission deems appropriate for the type of development and use contemplated. Where a public sanitary sewer is reasonably accessible, the sub-divider shall connect with such sewer and provide a connection to

each lot. Where a public sewer is not accessible, an alternative method of sewage disposal may be used, if it meets all applicable public health regulations.

- a. Residential lots not served by a public sewerage system shall comply with local health regulations to govern subsurface sewage disposal system. Copies of this regulation can be obtained from the county health environmentalist office.
 - b. Greater area may be required for private sewage disposal if, in the opinion of the county health officer, there are factors of drainage, soil conditions or other conditions to cause potential health problems. The Planning Commission may require that data from percolation tests be submitted as a basis for passing upon subdivisions dependent upon septic tanks as a means of sewage disposal.
 - c. The minimum size of residential lots to be served by a private source of water supply shall be determined by the county health officer after investigations of soil conditions, proposed sewerage system and depth of ground water. In no case shall lots served by a private water supply and private sewage disposal system be less than the area required in the local health regulations to govern subsurface sewage disposal systems.
 - d. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Minimum requirements for these facilities shall be as authorized in the zoning ordinance. In absence of any zoning ordinance the Planning Commission shall determine minimum requirements.
 - e. The size and widths of lots shall in no case be less than the minimum requirements of any zoning ordinance in effect. Provided, however, that those lots with proposed road frontage less than that required by the Zoning Ordinance that meet the road frontage requirements of IV.C.1. will be allowed if the lot meets the square footage requirements of the Zoning Ordinance and conforms to the lot width requirements of the Zoning Ordinance at the proposed building setback line. In absence of any zoning ordinance the Planning Commission shall determine minimum requirements.
3. Building Setback Lines The minimum depth of building setback lines from the street shall be not less than thirty (30) feet and in the case of corner lots, twenty (20) feet from the side street, unless higher standards are required by an existing zoning ordinance.

Section D. Public Use and Service Areas Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as for use as public service areas.

1. Public Open Spaces For the purpose of providing for adequate public land, the Planning Commission may require the dedication or reservation of usable open space within a subdivision up to ten (10) percent of the gross area or water frontage of the subdivision may be dedicated for parks, schools, recreation or other public purposes. Where such reservations are required they shall be noted on the final plat.
2. Easements for Utilities Except where alleys are permitted for the purpose, the Planning Commission may require easements, not exceeding twenty (20) feet in width, for poles, wires, conduits, storm and sanitary sewers, gas, water, and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary or if, in the opinion of the Planning Commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities.
3. Community Assets In all subdivisions due regard shall be shown for all natural features such as large trees, water courses, and for historical spots and similar community assets which, if preserved, will add attractiveness and value to the property. The location of shrubs, flowers, trees, etc. shall be in conformance with the zoning ordinance in effect. In absence of a zoning ordinance the Planning Commission shall determine the location specifications.

Section E. Suitability of the Land The Planning Commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses that may increase flood hazard, endanger health, life or property or aggravate erosion. Such land within the plat shall be set aside for such uses as will not produce unsatisfactory living conditions. Also, if such land is shown on the City or County Federal Insurance Administration Flood Hazard Area maps as being potential flood hazard areas, it shall be so indicated on sub-divider's plat. All subdivision proposals greater than five (5) acres or 50 lots shall include base flood elevation data.

Fill may not be used to raise land in areas subject to flood unless the fill proposed does not restrict the flow of water and unduly increase flood heights.

Section F. Large Tracts or Parcels When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow for the opening of future streets and logical further re-subdivision.

Section G. Group Housing Developments A comprehensive group housing development, including the large scale construction of housing units together with necessary drives and ways of access, may be approved by the Planning Commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Section H. Individual Mobile Home Parks and Subdivisions The requirements and regulations of “the City of Paris Mobile Home Ordinance” shall be satisfied and the approval of the local health authority must be secured prior to approval by the Planning Commission of any mobile home or travel trailer park.

A mobile home subdivision shall meet the general requirements of these regulations prior to the approval of any plat and before the sale or lease of any individual mobile home lots.

Section I. Variances Variances may be granted under the following conditions:

1. Where the sub-divider can show that strict adherence to these regulations would cause unnecessary hardship, or:
2. Where the Planning Commission decides that there are topographical or other conditions peculiar to the site, and a departure from these regulations will not destroy their intent.
3. Where the design can be proven to be in accordance with current editions of engineering design standards, i.e. ASSHTO.
Any variance thus authorized shall be stated in writing in the minutes of the Planning Commission with the reasoning on which the departure is justified set forth.

Section J. Zoning or Other Regulations No final plat of land within the force and effect of an existing zoning ordinance shall be approved unless it conforms to such ordinance.

Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, building code, or other official regulations, the highest standard shall apply.

Section K. Water Supply System Design of the water supply system shall conform to the requirements as required by the Board of Public Utilities as follows:

Materials:

- C-900 Class 150 PVC or Ductile Iron Pipe
- 5-1/4" Mueller or M & H Hydrants, 1 @ 4-1/2" Nozzle, 2 @ 2-1/2" Nozzle, (close right)
- Anchor Coupling on Hydrant
- Swivel T's and Mechanical Joint Gate Valves, (close right), M & H Model 4067 Gate Valve
- Mechanical Joint jBends
- Stainless Steel Saddles
- Brass Curb Cocks
- K-Type Copper Pipe
- Tracing Wire
- 6" Valve Boxes

Provided BPU but Contractor will reimburse BPU for these (2) two items:

- Insulated Corporation Cocks
- Meter Setters

Construction Notes:

- Contractor must contact BPU in order to secure a notice to proceed prior to starting work
- Fire Hydrants to be set at a maximum range of 500 feet
- All bends to be braced with sufficient concrete weight and use "mega lug" MJ restraints.
- Hydrant installation will consist of swivel T, MJ gate valve, and anchor coupling. 5-1/4" Mueller or M&H hydrant
- Meter boxes, and meters will be provided by BPU
- Tracer wire to be looped up into its own 2-1/2" Traffic Rated Valve Box
- Water lines must be disinfected and sample in accordance with AWWA Standard C651 prior to being placed in service
- All fire service lines must have a (RPBP) reduced pressure backflow assembly.

The water supply system shall be inspected by the Paris Board of Public Utilities.

Section L. Sanitary Sewers Design of the sanitary sewer system shall conform the requirements as required by the Board of Public Utilities as follows:

Materials:

- SDR 35 Pipe or Ductile Iron Pipe (minimum 8" pipe – unless preapproved by BPU)
- 4' Diameter Manholes (concrete sections with rubber boots(see attached specs)
- 24" Manhole Ring and Cover with Ridges (see below notes for style of cover)
- Crushed Stone – 5 to 7 Limestone
- 4" Service Wyes
- 4" Schedule 40 Pipe for Service Lines

Construction Notes:

- Contractor must contact BPU in order to secure a notice to proceed and approve plans prior to starting work.
- The top elevation of all manholes in paved areas shall match finished grade – the top elevation of all manholes in grassed areas shall be 6" above finished grade
- Manhole to be set no more than 300 feet apart
- The minimum horizontal separation between the closest two points of water and sewer line is 18"
- Sewer main pipe is to be bedded in 5 to 7 limestone and filled 12" to 18" over pipe.
- All joints in manhole to be sealed, water proofed, and grouted on inside.
- Service lines must have a 4" cleanout at the property line, and every 50 feet beyond. The cleanout at property line must be in traffic rated plastic box.
- All manholes and sewer mains must be pressure tested post construction.
- All sewer constructed within 5 ft. of roadway must be backfilled completely with crushed stone.
- BPU Standard Manhole Ring and Cover Must be Used:
 - #V1282-1(cover) #V1482-3 (frame)=Standard Application (Vulcan Brand) or
 - #1020D(fame and cover)=Standard Application (John Bauchard Brand)
 - #1070(cover/frame)=Standard Application (Flush Mount)
 - #1040APT(cover #1045ZPT(frame)=Water Tight Application
 - #COM2600 Series(cover/frame)=Corrosive Application(within 1500 ft. downstream of force main discharge)

The sanitary sewer system shall be inspected by the Paris Board of Public Utilities.

Section M. Drainage Design of the drainage system shall conform to the requirements contained in the "Local Government Public Works Standards and Specification. The drainage system shall be inspected by the City Manager or the City Manager's designated representative. Provided however, only pipes constructed of ABS and concrete will be allowed. No corrugated metal pipes will be permitted.