

INFRASTRUCTURE DEVELOPMENT PLAN (IDP) CHECKLIST

Date _____

Project Name _____

Project Address _____

PID # _____

Designer Waller
 County

_____ _____ C. **STATE CODES** - Adherence to Texas Local Government Code Chapter 232.007, including reference made by the same to Subchapter C, Chapter 341, Health and Safety Code.

_____ _____ 1.1.1 **FRONTAGE ON PUBLIC ROW** - Minimum of sixty (60) feet of frontage on previously dedicated and improved public roadway and Right-of-Way.

_____ _____ 1.1.1 **INTERIOR ROADS** - Paved interior access to all individual rental spaces:

- 20-ft wide (minimum)
- 2-inch thick hot mixed asphaltic concrete (HMAC) paved surface
- 8-inch thick crushed stone base
- 10-inch thick treated subgrade (clay or sandy soils)

_____ _____ 1.1.2 **ONE SPACE PER RENTAL UNIT** – no more than one single-family or commercial rental unit per space:

- No common driveways allowed
- Separate and individual access for every rental space

_____ _____ 1.1.3 **SURVEY** – survey of property is required prior to permitting. Survey to meet the minimum standards provided under the SURVEY CHECKLIST included with this IDP CHECKLIST.

_____ _____ 1.1.4 **LETTER OF APPLICATION** – meeting the following criteria and contents:

- Owner’s signature and statement of intent to develop
- Owner’s name, address, and phone number
- Names of water, wastewater, and power suppliers
- Type and usage of onsite sewerage facilities

_____ _____ 1.1.5 **STANDARD SHEET SIZES** – 22” X 34” or 24” x 36”

- _____ 1.1.5 **SCALE** – 1” = 200’ maximum, or as approved by County Engineer

- _____ 1.1.5 **SHEET INDEX** – on first sheet in IDP if set is larger than two (2) sheets

- _____ 1.1.6 **STREETS / ALLEYS / RIGHTS-OF-WAY** – labeled with names, dimensions (bearings and distances), and locations

- _____ 1.1.6 **AREAS DEDICATED TO THE PUBLIC** – label Rights-of-Ways, parks, easements, and other public dedications with names, locations, and bearings and distances.

- _____ 1.1.7 **RENTAL SPACE ANNOTATIONS** – label dimensions, bearings and distances of proposed rental spaces.

- _____ 1.1.8 **CERTIFICATIONS / SIGNATURES / DATE OF APPROVAL** – reference Appendix B of the current Waller County Subdivision and Development Regulations

- _____ 1.1.9 **DEVELOPMENT IDENTIFICATION** – legal description, acreage, name – name shall not be spelled nor pronounced similarly to the name of any existing development or subdivision located within the County.

- _____ 1.1.10 **BOUNDARY** – shown on IDP as a heavy line and described by bearings and distances.

- _____ 1.1.11 **SCALE / LEGEND / NORTH ARROW** – shown on IDP

- _____ 1.1.11 **SPOT ELEVATIONS** – 100-ft grid (maximum)

- _____ 1.1.11 **CONTOURS** – 2-FT (2’) maximum interval, unless otherwise approved by Commissioners Court and County Engineer

- _____ 1.1.12 **ADJOINING PROPERTY DATA** – deed recordation data, volume / page, owner’s name required for all adjoining properties

- _____ 1.1.12 **DATES** – dates for survey and IDP

- _____ 1.1.14 **BENCHMARK(S)** – identification code, location, description, and elevation of appropriate benchmark – ie, USGS or FEMA monument data

- _____ 1.1.15 **FRONT BUILDING SETBACK LINES** – graphic representation on IDP

- _____ 1.1.15 **BACK AND SIDE SETBACK LINES** – provide by note on IDP

- _____ 1.1.16 **JURISDICTIONAL BOUNDARIES** – show City corporate limits and/or extraterritorial jurisdiction line(s) on IDP

- _____ 1.1.17 **VICINITY MAP** – on IDP and including streets, ditches, general drainage flow directions to the ultimate outfall, City limits and ETJs, and other major land features.

- _____ 1.1.18 **NET AREA** – gross area less easements of rental spaces and/or units to the nearest 1/100 of an Acre for lots using On-Site Sewerage Facilities and/or individual wells

- _____ 1.1.19 **LIMITS OF FLOOD HAZARD AREAS** – limits of all FEMA-defined/mapped flood hazard areas.

- _____ 1.1.19 **FINISHED FLOOR ELEVATION** – for buildings to be located within FEMA flood hazard areas

- _____ 1.1.20 **FLOODPLAIN CERTIFICATION** – certified statement by Engineer or Surveyor describing any area of the development that is in a Floodplain or stating that no area is in a Floodplain as delineated by the appropriate FEMA FIRM panel and date.

- _____ 1.1.21 **CERTIFICATION BY SURVEYOR** – Surveyor’s signature and seal on the IDP for certification of plan

- _____ 1.1.22 **DESCRIPTION OF WATER AND SEWER FACILITIES** – description, prepared by Engineer, of the water and sewer facilities that will be constructed or installed to serve the development and a statement of the date by which the facilities will be fully operable

- _____ 1.1.22 **DESCRIPTION OF ELECTRICITY AND GAS UTILITIES** – description, prepared by Engineer, of the electricity and gas facilities that will be constructed or installed to serve the development and a statement of the date by which the facilities will be fully operable

- _____ 1.1.22 **DESCRIPTION OF ROADWAYS AND EASEMENTS** – description, prepared by Engineer, of the roadways and easements that will be constructed or installed to serve the development and a statement of the date by which the facilities will be fully operable

- _____ 1.1.22 **ENGINEER’S CERTIFICATION** – Engineer’s certification that the water and sewer facilities described by the IDP are in compliance with Waller County Regulations.

- _____ 1.1.23 **REGULATORY APPROVALS** – documentation of approvals by other regulatory and governing agencies, as required.

