

INFRASTRUCTURE DEVELOPMENT PLAN CHECKLIST FOR McLENNAN COUNTY

Name of Proposed Manufactured Home Rental Community: _____

GENERAL

- _____ 1. The Plan Title should read as follows “ _____
_____ ”
- _____ 2. The plan shall state the name and address of the owner and be signed and notarized.
- _____ 3. The plan shall state the name and address of the surveyor and/or engineer and be signed, sealed, and dated.
- _____ 4. Indicate the total acreage and legal description of the manufactured home rental community.
- _____ 5. Provide a small scale map on the plan indicating the location of the development in relation to other development/subdivisions major roads, towns, cities and/or topographical features.
- _____ 6. Indicate the distance to the nearest road intersection.
- _____ 7. Provide a monument legend.
- _____ 8. Provide North arrow and scale (both graphical and written).
- _____ 9. Indicate which school district(s) the development is located in.
- _____ 10. Provide original tax certificate.
- _____ 11. Indicate any areas proposed for parks, squares, greenbelts, or other public use facilities.
- _____ 12. After all County reviews and requirements have been satisfied, provide one (1) 18” x 24” original **mylar** plan (with all original signatures), a minimum of two (2) paper copies and one (1) 8 ½” x 11” reduced copy.

STATEMENTS

- _____ 1. Provide a statement on the plan that all On Site Septic Systems are to comply with the County’s rules for on-site sewage facilities and **signature** of the designated representative.
- _____ 2. Add a statement indicating approval by County Engineer, or other designee of the Commissioners Court.

RENTAL SPACES

- _____ 1. Indicate the total number of rental spaces within the development.
- _____ 2. Provide the acreage and dimensions (bearing and distances) of all rental spaces, parks, greenbelts, rights-of-way, easements and public use facilities.
- _____ 3. The property boundary needs distances and bearings.
- _____ 4. Rental spaces shall be assigned a number designation.

ROAD AND RIGHT-OF-WAY INFORMATION

- _____ 1. Provide the name, location, length and right-of-way widths of all proposed road and existing roads. Provide written confirmation by 911 for proposed road name(s).

- _____ 2. Show the edges of the roadway as ingress-egress-utility-drainage easements at the front of the rental spaces if the roads are to remain private.
- _____ 3. Show the location, size and proposed use of all proposed access easements.
- _____ 4. For a private road or public road, attach separate documents indicating all dedicated easements and/or right(s)-of-way for recording in the Official Public Record of McLennan County, Texas.

DRAINAGE

- _____ 1. Show all existing drainage facilities, ditches, culverts, bridges and all creeks, streams, rivers, ponds, lakes, stock tanks and other surface water features.
- _____ 2. Provide a copy of a sealed engineered drainage study showing derivation of drainage structure/culvert sizing, and appurtenances.
- _____ 3. Show any drainage easements required by the drainage study.

FLOODPLAIN

- _____ 1. Show the 100 year floodplain, regulatory floodway (if applicable) and base flood elevations or state that none of the development lies within the 100 year floodplain. Include the FIRM community-panel number.
- _____ 2. Show the limits of the floodplain within a dedicated drainage easement.
- _____ 3. Include the following statement:
"All development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to McLennan County's "Flood Damage Prevention Order." A floodplain development permit shall be obtained from the County Engineer's Office prior to the construction of any structure(s) within the floodplain."
- _____ 4. Provide a benchmark showing NGVD 29 elevation, with latitude and longitude coordinates.
- _____ 5. Indicate minimum required finish floor elevations for each rental space located within the floodplain.

UTILITIES

- _____ 1. Identify water supply provider, the source of the water intended to serve the development and indicate the CCN number.
- _____ 2. Indicate the location and size of existing and/or proposed water lines that are to serve the proposed development along with all proposed fire hydrants.
- _____ 3. Provide certification that the public drinking water supply system for the development complies with Chapter 341, Subchapter C, of the Health and Safety Code.
- _____ 4. Identify all utility providers on the plan.
- _____ 5. Provide on-site sewage facility study information.
- _____ 6. Indicate location of all existing and proposed public and private water wells and show required sanitary easement.
- _____ 7. Provide recording information on all existing utility easements.

All required fees and information, including design calculations and construction plans, shall be received and approved by the County Engineer's office prior to submittal of the Infrastructure Development Plan to the Commissioners Court for consideration.

