

Checklist

Article V: Tract Development With Platting

Development Name _____
Address _____

Developer's Name _____
Address _____

Engineer's Name _____
Address _____

Owner's Name _____
Address _____

Please indicate that you have completed each task as necessary by typing "X" in the appropriate gray box. Submit a copy of the checklist with the application.

General Information

- Preliminary plans and layouts for drainage facilities submitted with Preliminary Plat.
- Final construction plans submitted with Final Plat.

Procedure for Preliminary Plat Approval

- Submitted 14 days prior to meeting
 - 3 copies of preliminary plat and 3 copies of completed District Application Form submitted
 - 1 electronic copy submitted.
- Preliminary plat conforms to the requirements of the governmental entity having jurisdiction over platting
- Preliminary plat accompanied by preliminary plan for both on-site and off-site drainage.
- Preliminary plat includes entire holding or ultimate subdivision, including both on-site and off-site drainage.

Procedure of Approval of Final Plat

- After the approval by the District of the preliminary plat, a final plat has been prepared and submitted to the District for approval and subsequent recording in the office of the county clerk.
- Submitted 14 days prior to meeting
 - 3 prints of final plat and 3 copies of the completed District Application Form
 - 1 copy in electronic format
- Final plat accompanied by proposed construction plans for both on-site and off-site drainage improvements.
 - Plans include both plan and profile drawings.
- The plat bears a properly executed dedication of all easements and easement rights-of-way
- A title opinion stating the ownership, others having an interest in, mortgage or lien interest in property and all exceptions to title.
- Tax certificates from all taxing entities stating that all current taxes have been paid.
- A certificate by the owner or owners ensuring the completion of all improvements required by the District.
- Final plat contains proper signature blanks for District and the District's Engineer.
- After approval of the plat by the District, provide 2 blue-line prints and 1 reproducible mylar film positive to the District.
- A complete set of final construction plans have been provided to the District.
- Upon completion of construction, a copy of the final plat with all recording information and a copy of the Record Drawings, both in hard copy form and in electronic format, have been provided to the District, along with the engineer's certification.

Requirements

- The drainage runoff from the tract has been directed to an existing public right-of-way or an existing drainage easement.
- Detention facilities are in accordance with requirements.
 - Any alternate detention facility meets requirements for peak runoff release rates.

- Drainage calculations include off-site storm water runoff that currently impacts the tract.
Detention facilities required.

Yes No

If yes, attach Article VI checklist.

- Calculations include the discharge flow rates for existing conditions based on the 2-year, 10-year, 25-year, and 100-year storm.
- Calculations include the discharge flow rates for proposed conditions based on the 2-year, 10-year, 25-year, and 100-year storm.
- Calculations for any detention facility include the maximum release rates and maximum water surface elevations for the facility for each of the above storm events.

Does the proposed work require enlargement or modification to an existing District facility?

Yes No

If yes, all work complies with the District's Master Drainage Plan

Bond

Applicant has provided to District, or another governmental entity having jurisdiction in the area, a bond, cash, or irrevocable letter of credit.

Yes No N/A

Fees

- Preliminary Plat

The Application Processing Fee is paid.

- Final Plat

Application Processing Fee is paid

Applicant paid Inspection Fee.

Drainage Design Procedures

- For Drainage Less than 300 Acres

Rational Formula was used to calculate peak runoff rates.

Rainfall/Intensity factors used:

TXDOT Waller County Ft. Bend County other

The Small Watershed Method for development of hydrographs was used to compute runoff hydrographs for both existing and development conditions.

Detention volume calculations include routing of developed conditions hydrographs through detention facility.

The above calculations are provided for the 2-year, 10-year, 25-year, and 100-year storm events.

- For Drainage Greater than 300 Acres

Peak discharges are computed from District Area Discharge Curves, or utilizing the Small Watershed Method.

For watersheds ≥ 1 sq. mi., the District was contacted to discuss appropriate methodology drainage calculations.

Exceptions

Detention storage volume for < 5 acres for non-single family residential or < 10 acres for single-family residential was computed by the following formula:

$$\text{Storage Volume (ac-ft)} = 0.65 \times \text{Developed Area (ac)}$$

The area of the detention basin was included in the Developed Area.

Requirements After Approval

Applicant has provided District with 2 business days notice prior to start of construction of tract development.