# SAMPLE SUBDIVISION PLAT – SEPT. 2001

NOTE: This sample subdivision plat has been prepared to illustrate the information, maps, certifications, etc., typically required on a plat to comply with state statutes and rules applicable to residential subdivisions outside city limits but within a city's extraterritorial jurisdiction in border-area counties of Texas as of September 1, 2001. The laws include Texas Local Government Code ("LGC") Chapter 212, Subchapter A (municipal regulation of subdivisions); LGC Chapter 232, Subchapter B (county requirements); and the Texas Water Development Board's Model Subdivision Rules. This sample plat does not attempt to address a number of conditions that sometimes must be addressed on a plat. For an actual subdivision plat, it will be necessary to substitute appropriate language and information pertinent to that subdivision. Of course, there are significant requirements for subdividing land besides preparing a plat properly. Further, cities and counties may have additional local requirements for subdivisions and for plats.

# [NAME OF SUBDIVISION]

# BEING [LEGAL DESCRIPTION]

**CONTAINING: [NUMBER OF ACRES] ACRES** 

### INDEX TO SHEETS

SHEET TITLE

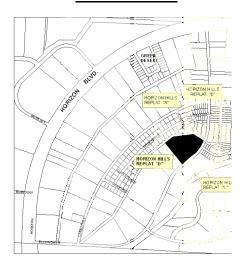
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113131	SHEET TITLE
MBER	
1	Cover Sheet - Heading with Legal Description and Number of Acres; Index of Sheets; Vicinity Map,
	Location Map; Principal Contacts, Title - Revision Block and Engineer's Seal.
	Final Plat - Heading with Legal Description of Subdivision and Number of Acres; Owner's Dedication,
	Certification, and Attestation; Notary Seal; City Approval Certificate; County Approval Certificate;
2	County Clerk Recording Certificate; Location Map and ETJ Status; Plat Notes and Restrictions; Plat
	Map with Utility Easements, Lot and Block numbers, Lot sizes, Number of Lots, Addresses for each Lot,
	Lots and Roads Dimensions, Principal Contacts, Title – Revision Block and Engineer's Seal.
	Final Engineer's Report - Heading with Legal Description of Subdivision and Number of Acres;
3	Subdivision Metes and Bounds with Surveyors Certification; Map of Water Distribution System, and
	Sewage Facilities and Distribution System; Map of Post-Development Topography and Drainage; Street
	Information; Principal Contacts; Title- Revision Block and Engineer's Seal.
	Final Engineer's Report: Heading with Legal Description of Subdivision and Number of Acres; Water
4	and Sewerage Facility Information and Certification; Description in Spanish of Water and Sewer
1	Facilities and Operability Date (Spanish translation of parts of Final Engineering Report); Drainage
	Report Certification; Principal Contacts; Title- Revision Block and Engineer's Seal.
5	Grading Plan and Details
6	Drainage Plan and Details
7	Water and Sewerage Facilities and Distribution System Plan, Details, and Sections
8	Storm Drainage Plan, Details, and Section
9	Street Plan and Profile
10	Typical Detail and Sections
11	Illumination and Traffic Sign Plan and Details
12	Storm Water Pollution Plan, Details, Notes, and Details
13	Miscellaneous Plans, Details, and Sections

#### PRINCIPAL CONTACTS:

OWNER:
ENGINEER:
SERVEYOR:

# **LOCATION MAP**





		[NAME OF SUBDIVISION]		
		[NAME OF SHEET]		
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
REVISION	SHEET	DESCRIPTION OF REVISION	DATE OF	REVISION
NUMBER	NAME OR NUMBER	DESCRIPTION OF REVENUE	REVISION	APPROVED BY



EL PASO COUNTY, TEXAS

**VICINITY MAP** 

#### LOCATION MAP AND ETJ STATUS

[NAME OF SUBDIVISION] is located in [PROVIDE GENERAL LOCATION, e.g. (southeastern El Paso County on the north side of County Road 123, approximately one mile west of its intersection with Farm to Market Road 4321}]. The only nearby municipality is the Cit y of [NAME OF CITY]. According to the official map in the office of the Secretary of the City of [NAME OF CITY], (population [POPULATION OF CITY]), [NAME OF SUBDIVISION] lies approximately one and onehalf miles from the city limits and is within the city's two-mile extra-territorial jurisdiction (ETJ) under Local Government Code § 42.021 and the city's five-mile ETJ under Local Government Code § 22.001.

# LOCATION MAP

# PLAT NOTES AND RESTRICTIONS:

improvements. The inferentials are located along front, evar and sides of each list where the lot abins a public road.

[NAMIG OF OWNERDEN YLJOPER] has constructed concrete driveny between the road on and the property line is part of the

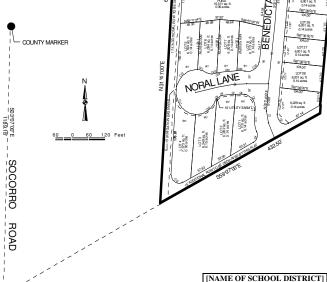
[NAMIG OF OWNERDEN YLJOPER] has obtained a permit from the County Road and Hodge Department prior to cutting any

children for inclination of the contraction of contraction of the contraction

dispand system.

In JAMAG OF ONNIESCENTIPEDIL (in conver and makehinder of NAMAG OF ADMIT SIDN), has installed all utility service lines to the NAMAG OF ONNIESCENTIPEDIL (in converting by the Control Public Control P

18. Retrieve (versults of [Noston or some visitor), as a normal many of the property of the pr



[ADDRESS OF SCHOOL DISTRICT]

ENGINEER'S

SEAL

LOT 22 6,001 sq. ft 0,14 acres

LOT 26 6,001 sq. ft

LOT 27 6,001 sq. ft 0,14 agres

#### PRINCIPAL CONTACTS:

City & Zip OWNER:

ENGINEER: SURVEYOR:

# [NAME OF SUBDIVISION]

# BEING [LEGAL DESCRIPTION]

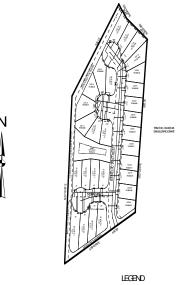
### CONTAINING: [NUMBER OF ACRES] ACRES

### OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, [NAME OF SUBDIVIDER], as owner of the 4.56 acre tact of land encompassed within the proposed [NAME OF SUBDIVISIO] hereby subdivide the land as depicted in this subdivision plat and dedicate to public use the street, park and easements shown herein.
Specific Improvements to be dedicated to the County of El Paso are: [SPECIFICALLY IDENTIFY IMPROVEMENTS BY NAME].
I certify that I have complied with the requirements of Texas Local Government Code § 232.032 and that:
<ul> <li>(A) The water quality and connections to the lots meet, or will meet, the minimum state standards;</li> <li>(B) Sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;</li> </ul>
<ul> <li>(C) Electrical connections provided to the lots meet, or will meet, the minimum state standards; and</li> <li>(D) Gas connections, if available, provided to the lots meet, or will meet, the minimum state standards.</li> </ul>
I attest that the matters asserted in this plat are true and complete.
[NAME OF SUBDIVIDER] DATE
STATE OF TEXAS COUNTY OF EL PASO
BEFORE ME, the undersigned notary public, on this day personally appeared [NAME OF OWNER], proved to me through her Texa
Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes a
consideration therein expressed.
Given under my hand and seal of office this, day of, 2001.
Notary Public in and for the County of [NAME OF COUNTY]  My Commission Expires
[Note: For short forms of the notary's certificate of acknowledgment for various entities, including partnership and corporations, see Texa
Civil Practice and Remedies Code § 121.008.]
CITY OF CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMTNT CODE § 212.009 (c) AND § 212.0115(b):
WE THE UNDERSIGNED CERTIFY that this plat of [NAME OF SUBDIVISION] was reviewed and approved by the City Council of t
City of on
ATTEST:
Mayor of the City of Date Secretary of the City Date
EL PASO COUNTY, TEXAS CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232,028 (a)
WE THE UNDERSIGNED CERTIFY that this plat of [NAME OF SUBDIVISION] was reviewed and approved by the El Paso County
Commissioners Court on
El Paso County Judge Date El Paso County Clerk Date
COUNTY CLERK'S RECORDING CERTIFICATE
,, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded under Instrument Number in the Plat Records of the El Paso County.
in the Fait Records of the El Faso County.
El Paso County Clerk
[NAME OF SUBDIVISION]
[NAME OF SUBDIVISION]

I,	, County Clerk of El Paso County, certify that the plat bearing this certificate was filed and recorded
under Instrument Number	in the Plat Records of the El Paso County.

		[NAME OF SHEET]		
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY



#### **⊠** WAT

- ₩ WATERMETER
- -- 8"WATERSUPPLYLINE
  --- 6"WATERSUPPLYLINE
- SERMCELINE
- \* FIREHYDRANT
- -- SEWERLINE

# MAPOFWATER DISTRIBUTION SYSTEM

STREE	T INFORMATION	
STREET NAME	STATIONS	LENGTH (FT)

N A	THAT IS, AND
	LEGEND  → DRAINAGE APROWPATTERN
	MAP OF TOPOGRAPHY AND DRAINAGE

### PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fa:
OW	ER:				
ENG	INEER:				
ern	VEYOR:				
301	ETOK.				

# [NAME OF SUBDIVISION]

BEING [LEGAL DESCRIPTION]

CONTAINING: [NUMBER OF ACRES] ACRES

### METES AND BOUNDS OF [NAME OF SUBDIVISION]:

Being [NUMBER OF ACRES] acres of land, within the [LEGAL DESCRIPTION]. The said [NUMBER OF ACRES] acres is also being the same lands described in a Warranty Deed dated [DATE OF WARRANTY DEED], from [NAME OF FREYIOLS OWNER] to [NAME OF NEW OWNER], corrected in Volume (POLUME NUMBER), page [FAGE NUMBER] of the Deed if Rescribed of El Pass County, Texas. The said [NUMBER OF ACRES] acres being more particularly described by metes and bounds as follows:

# METES AND BOUNDS DESCRIPTION

STATE OF TEXAS

I. [NAME OF SURVEYOR]. a Registered Professional Land Surveyor in Texas, hereby certify that the above plat and description of the [NAME OF SUBDIVISION] were prepared from a survey of the property made on the ground by me or under my supervision on [DATE OF SURVEY].

SURVEYOR'S SEAL

[PRINT NAME OF SURVEYOR] DAT

ENGINEER'S SEAL

		[NAME OF SUBDIVISION]		
		[NAME OF SHEET]		
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVED BY

#### FINAL ENGINEERING REPORT FOR [NAME OF SUBDIVISION] By [NAME OF ENGINEER, P.E.]

#### WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

[NAME OF SUBDIVISION] will be provided with potable water by the [NAME OF WATER PROVIDER]. [NAME OF OWNER/DEVELOPER) and [NAME OF WATER PROVIDER] have entered into a contract in which [NAME OF WATER PROVIDER] has promised to provide sufficient water to the subdivision for at least 30 years and [NAME OF WATER PROVIDER] has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. [NAME OF WATER PROVIDER] has an [IDENTIFY EXISTING WATER SUPPLY NEAR THE SUBDIVISION e.g. (8" diameter water line running along the north side of the right-of-way of County Road 123.)] The water system for [NAME OF SUBDIVISION] consists of a [IDENTIFY NEW WATER SUPLLY FACILITIES TO BE INSTALLED, THE COST OF THE WATER FACILITIES, AND AMOUNT PAID, e.g. (2" diameter water line that taps into this 8" line. The 2" line then runs north along the east side of the Stucco Street right-of-way. From the 2" line, four 1" diameter dual service lines run to pairs of lots before splitting into two ¾" diameter single service lines going to the water meter boxes for each lot. The 2" line, the dual service lines, the 3" single service lines, and the meter boxes have already been installed, at a total cost of \$4,000 or \$500 per lot. The [NAME OF OWNER/DEVELOPER] has in addition paid [NAME OF WATER PROVIDER] the sum of \$3,200, which covers the \$400 cost per lot for the water meter (including installation costs and all tap fees and membership fees.)] Upon request by the Lot Owner, [NAME OF WATER PROVIDER] will promptly install at no charge the water meter for that lot. The water facilities will be fully operable as of [DATE WATER FACILITIES WILL BE FULLY OPERABLE]. [NAME OF OWNER/DEVELOPER] will also install [NUMBER OF FIRE HYDRANTS] fire hydrant(s) at a total cost of [TOTAL COST].

#### SEWERAGE FACILITIES: DESCRIPTION COSTS AND OPERABILITY DATE

Sewage from [NAME OF SUBDIVISION] will be treated by individual on-site sewage facilities ("OSSF" or "septic systems") consisting of a standard design dual compartment septic tank and drainfield on each lot. The undersigned professional engineer has evaluated the suitability of the subdivision site for OSSF and submitted a report concluding that the site is suitable for OSSF using standard subsurface disposal methods. The report was reviewed and approved by the El Paso City-County Health and Environmental District. Highlights of

[PROVIDE INFORMATION THAT IS PERTINENT TO THE SEWAGE FACILITIES OF THIS SUBDIVISION, e.g. (Each lot in the proposed subdivision is at least ½ acre in size. Two test borings were made at opposite areas of the subdivision – the centers of lots 4 and 8. (Additional borings were unnecessary because the soils are very uniform within this limited area.) The soil is a uniform silty loam extending more than 24" below the bottom of any proposed excavations. There is no indication of groundwater or a restrictive layer within 24" of the bottom of the proposed excavations. The subdivision drains well, having a slope of approximately 3%. The stormwater runoff from the 100-year flood is contained within the Stucco Street right-of-way and the drainage easements. Each lot has adequate area for a replacement drainfield.)]

The estimated cost to install a septic system (for a three-bedroom, two-bath home, as anticipated) on an individual lot is [ESTIMATED COST, e.g. (\$1.500), including the costs for the required permit and license. No OSSF have been installed as of the time of application for final plat approval. At the time of filing for record of this final plat, the subdivider will post with El Paso County a Performance Bond or Letter of Credit for Performance in the amount [ESTIMATED COST FOR INSTALLATION OF ALL OSSF SYSTEMS e.g. (\$12,000)] as determined by the Commissioners Court to be adequate to ensure proper installation of the OSSF, including reasonable contingencies.

[NAME OF OWNER/DEVELOPER] will include the cost of a septic system in the sales price of each lot. At any time after a particular lot is sold, the purchaser may initiate installation of a septic system by writing or calling [NAME OF OWNER/DEVELOPER] and then filing with the El Paso City-County Health and Environmental District an application for a permit to construct a septic system. [PROVIDE SPECIFIC INFORMATION ON WHEN SEPTIC SYSTEMS WILL BE INSTALLED, e.g. (If no septic system has been installed as of [SCHEDULED DATE SEPTIC SYSTEM WILL BE INSTALLED] on a lot belonging to [NAME OF OWNER/DEVELOPER], then [NAME OF OWNER/DEVELOPER] will obtain the proper permit and install a septic system by [LATEST DATE SEPTIC SYSTEM WILL BE INSTALLED]. If no septic system has been installed as of [SCHEDULED DATE SEPTIC SYSTEM WILL BE INSTALLED] on a lot belonging to someone other than [NAME OF OWNER/DEVELOPER], [NAME OF OWNER/DEVELOPER] will first remind the Lot Owner of the availability of the septic system. If the Lot Owner does not initiate the installation of the septic system by notifying [NAME OF OWNER/DEVELOPER] and filing an application for a permit to construct the system within 30 days after such reminder. then [NAME OF OWNER/DEVELOPER] will proceed to install the septic system using the easement right she has retained for that purpose. In any event, the septic systems will be installed on every lot by [LATEST DATE SEPTIC SYSTEM WILL BE INSTALLED].

#### Certifications

I certify that the water and sewage service facilities described above are in compliance with the Model Rules adopted under Section 16.343.

I certify that the estimated costs to install unconstructed water and on-site sewage facilities, discussed above, are as follows

WATER FACILITIES - These facilities are fully constructed, except for installation of water meters, which cost [COST PER LOT] per lot. [NAME OF OWNER/DEVELOPER] has paid a total of [TOTAL COST] to [NAME OF WATER PROVIDER] to cover the costs of

SEWERAGE FACILITIES - Septic systems are estimated to cost [ESTIMATED COST] per lot (all inclusive), for a total cost of [TOTAL COST] for the entire subdivision.

|--|

[PRINT NAME OF ENFINEER P.E.]	DATE

#### DESCRIPTION IN SPANISH

# WATER AND SEWERAGE FACILITIES AND OPERABILITY DATE:

[NOTE: Local Gort, Code § 232,023 (b)(6) requires a statement in English and Spanish describing the water and sewer facilities that will be constructed or installed to service the subdivision, along with the roadways and easements dedicated for the provision of water and sewer facilities. The English version of his statement, rather than being stated separately on this sample plat, is contained within the Filad Engineering Report required by the Model Subdivision Rules. A translation (below) of the relevant sections of the Final Engineering Report contains the Spanish version of the required statement, along with other information not required to be translated.)

#### SPANISHTRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES, translated by INAME OF TRANSLATORI.

#### PROVISION DE AGUA: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO

PROVISION DE AGUA: DESCRIPCION, GASTIOS Y FECHA DE INICIO
La subdivision (NAME OF SUBDIVISION) recibir su provision de agus de [NAME OF WATER PROVIDER]. [NAME OR
OWNER/DEVELOPER] [NAME OF WATER PROVIDER] han firmando un contrato por el cual la subdivision recibir su provisión de
agua por los próximos. 30 años. [NAME OF WATER PROVIDER] hand rigor persentar documentación para demostrar a largo plaza lo
cantidad y calidad de aguas accessible para servir el futuro desarrolo de la subdivision. El systema de provision de agua para [NAME OF
SUBDIVISION] comostáte de [IDENTIPE YEMSTING WATER SUPPL'N EARS SUBDIVISION; eq. un conducto de agua de 8 pulgadas de diámetro que pasa por el lado norte del derecho de vía ("Right-of-Way") de la carretera "County Road 123.")] El sistema de provision de agua de [NAME OF SUBDIVISION] consiste [IDENTIFY NEW WATER SUPPLY FACILITIES TO BE INSTALLED. THE COST OF agua de (NAME OF SUBDIVISION) consiste [IDENTIFY NEW WATER SUPPLY FACILITIES TO BE INSTALLED, THE COST OF THE WATER FACILITIES, AND AMOINT PAID, e.g. due un conducto de agua de 2 pugadas de définierto que se conceta con el conducto de agua de 2 pugadas de 12 pugadas e l'appear de l

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO
Para Incilitar el drenaje para [NAME OF SUBDIVISION], se instalaram fosas sépticas individuales en cada lote. Estas fosas sépticas
consisten de un tamque séptice de medelo daul y de un campo do drenaje para cada lote. El ingeniero-autor de este documento ha
evaluado la area donde se encuentra la subdivisión y ha preparado un reporte que concluye que este terreno es adecuado para estas fosas
sépticas ("OSSE"). El reporte fue revisidos y aprobado por 12 Paso ("Ity-Count) Health and Eurionmental District. Segion el reporte:

[PROVIDE INFORMATION THAT IS PERTINENT TO THE SEWERAGE FACILITIES OF THE SUBDIVISION, e.g. (Cada lote de la subdivisión mide medio acre. Se hicieron dos posso de evaluación en lugares opuestos en la subdivisión – en el centro del lote 4 y del lote 8. (Posso adicionales no fueron necearios porque el terreno en esta area es significantemente uniforme.) El terreno es uniforme (mezcha de cieno y marga) y se extiende mas de 24 pulgadas bajo todas las excavaciones propuestas. No existe evidencia de agua 24 pulgadas mas arriba de lo mas bajo de las excavaciónes propuestas. El agua en este área corre bien y tiene sesgo de tres por ciento aproximadamente. El planicie de inundación (floodplain") de 100 años se contiene entre la calle Stucco y el derecho distinto de drenaje ("drainage easement") de la propiedad. Cada lote tiene área proporcionada para desecar

dereange ("Grannage ensement") de la prospiencial. Losa inde tiene area prosporcionanta para desecur.

Se estima que el corto di instatair una fosa ospieia; en una exan de tres recuments, das balois y on enda lote será [ESTIMATED COST, e.g., (ISSL 500)]. Este precio inclivye los gastos para los permisos y las licencias. A la hora de la entrega de la sulcitud de aprohación finad de las subdivisión, insiguam fosa septiena habia sido instatada. [NAME OF OWNER/DEVELOPER] pelle pagara un deposito de garantía nomes de [ESTIMATED COST FOR INSTALLATION OF ALL OSSE SYSTEMS e.g., (USSL2000)] a el condado de El Paso, decidido por los comisionados de el condado para contri todos los gastos y contingencias para el sistema sieplico. [NAME OF OWNER/DEVELOPER,] he inmediato, [NAME OF OWNER/DEVELOPER,] he inmediato, [NAME OF OWNER/DEVELOPER,] le contra de los permisos de construcción de la fosa septica. Si en un los que pertence a [NAME OF OWNER/DEVELOPER,] le nativa que persido es que pertence a [NAME OF OWNER/DEVELOPER,] le nativa que persido para [NAME OF OWNER/DEVELOPER,] le contra que quele pertence e una persona que no sea el dioche de la subdivisión no se haya instalado una fosa séptica para [NAMED AF OWNER/DEVELOPER] le contra que quele pertence e una persona que no sea el dioche de la subdivisión no se haya instalado una fosa séptica para [NAMED AF OWNER/DEVELOPER] le tendrá que recordar al dueño del tote la posibilidad de obtener sa sistema gratutos. Sei el dueño del tote na inicia los tramites para la instalación del sistema séptico dados de dottener sa sistema gratutos. Sei el dueño del tote na inicia los tramites para la instalación del sistema séptico dados de dottener sa sistema gratutos. Sei el dueño del tote na inicia los tramites para la instalación del sistema séptico dados de dottener sa sistema gratutos. Sei el dueño del bote no inicia los tramit

Com mi firma, certifico que los servicios y sistema de agua y de drenaje, descritos en este documento, cumplen con las Model Subdivision Rules (las reglas gobernando a las subdivisions), adoptadas en la sección 16.343 del Texas Water Code (código de agua de Texas).

Certifoco que los gastos para instalar los sisgemas de agua y de drenaie son:

AGUA: El sistema/servicio de agua sera instalado y completamente construido, menos los medidores mecánicos de agua que costaran [COST PER LOT, e.g. (US\$400)] por Jote. [NAME OF OWNER/DEVELOPER]] e ha pagado un total de [TOTAL COST, e.g. (US\$3,200)] a [NAME OF WATER PROVIDER] para la instalación de los medidores mecánicos de agua.

DRENAJE: Se estima que las fosas sépticas costaran [ESTIMATED COST, e.g. (US\$1,500)] por lote (todo incluso) a un costo total de [TOTAL COST, e.g. (US\$12,000)] para toda la subdivision.

ENGINEER'S SEAL
--------------------

[PRINT	NAME	OF	ENFIN	EER	P.E.]

#### DATE

#### PRINCIPAL CONTACTS:

	Name	Address	City & Zip	Phone	Fax
OWNER:					
ENGINEER:					
CURVEYOR.					

# [NAME OF SUBDIVISION]

# BEING [LEGAL DESCRIPTION]

#### CONTAINING: [NUMBER OF ACRES] ACRES

### DRAINAGE REPORT:

[NAME OF SUBDIVISION] is on land that gently slopes [PROVIDE DIRECTION OF SLOPE OF ENTIRE SUBDIVISION, IMPACTS OF RUNNOFF, DIRATNACE OF LOYS, STREET DIRATNACE, e.g., drown in a southerly to southeasterly direction. The drainings are adjusting properties is insignificant. Within the subdivision, the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the lots have been graded slightly so that the front parties of the south front parties of the subdivision within the draining easurements in the rear 15 feet of lots 1 through 8. These swales intercept flows from these lots and convey the flows south to the county fraining editor.

The county drainage ditch flows from west to east. Just north of the intersection of Stucco Street with County Road 123, a triple culvert (consisting of three parallel 18" diameter reinforced concrete pipes) has been constructed so that the drainage ditch flows under Stucco Street. The drainage ditch carries water eastward approximately one mile, where it empties into Arroyo Seco.)

[PROVIDE FLOOD INFORMATION, e.g. (On the Federal Emergency Management Agency's FIRM map, Community Panel number [PANEL NUMBER, e.g. (4803) 4025 C (January 24, 1987)], no portion of [NAME OF SUBDIVISION] is shown to be within a special food hazard area subject to an one percent or greater chance of flooding in any given year. However, does to the design and construction of the subdivision, Stucco Street and the drainage wales at the rears of the lots are susceptible to imundation during rainstorms.

The 100-year flood is thus contained within the right-of-way of Stucco Street and within the drainage swales along the east and west edges The 100-year ollow is thus contained own with the right between you Stacco Street and within the drainings waste along the east and west edge of the subdivision. It is extractive own the construction of residential housing in any area of the subdivision that is an almosphain unless the housing qualifies for insurance under the National Flood Insurance Act of 1988. As further noted, the finished floor elevation of each house is regarded to be at least 18 inches above the top of the average height of the carbon from the contraction of the co

[PROVIDE SUMMARY OF WHAT WAS DESIGNED TO PROVIDE POSITIVE DRAINAGE MEASURES, e.g. (The above measures provide positive drainage away from all buildings, avoid concentrating runoff onto other lots, and coordinate individual drainage with the general storm drainage pattern of the area. The map at right illustrates the flow patterns for the runoff.)

# DRAINAGE CALCULATIONS



[NAME OF SHEET]  DATE DRAWN DESIGNED BY CHECKED APPROVED					
DATE PREPARED	DRAWN BY	DESIGNED BY	CHECKED BY	BY	
REVISION NUMBER	SHEET NAME OR NUMBER	DESCRIPTION OF REVISION	DATE OF REVISION	REVISION APPROVE BY	