



INFRASTRUCTURE DEVELOPMENT PLAN CHECKLIST

The Infrastructure Development Plan (IDP) shall show at a minimum the following:

- 1) Only 18" x 24" sheets will be acceptable and at a maximum scale of 1" =200' (1" =100' preferred), or as approved by the Department of Development. An index on the first sheet is required when more than two sheets are required for the IDP.
- 2) Names, locations, dimensions (bearings and distances), and layouts of existing and proposed streets, alleys, easements, and other public rights-of-way and public/private encumbrances (deed restrictions, etc.) on the property and any proposed street right-of-way, easement, alley park, or other public dedication.
- 3) Dimensions bearings and distances, of the proposed rental spaces.
- 4) Signatures and date of approval and certifications on the IDP. These approval signatures shall be not more than six (6) months prior to the submission.
- 5) Legal description, acreage, and name of the proposed Development. The Development's name shall not be spelled or pronounced similarly to the name of any existing Development or Subdivision located within the County.
- 6) The boundary of the Development indicated by a heavy line and described by bearings and distances.
- 7) Scale, legend, north arrow, spot elevations on 100' or an appropriate grid, with two feet (2.0') contour lines. Alternate contour intervals may be submitted based on terrain, with approval from the Department of Development.
- 8) Deed record, name of owner, volume and page number of adjoining properties.
- 9) Dates of survey and preparation of IDP.
- 10) Identification code, location, description, and elevation of the USGS or appropriate benchmark used in the survey.
- 11) Front building setback lines. Back and side building setback lines by note.
- 12) Location of any City's corporate limit line or extra territorial jurisdiction line.
- 13) Vicinity map with streets, ditches, and general drainage flow directions to the ultimate outfall, city limits and ETJ's, and other major land features.



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- 14) Net area (gross area less easements) of spaces to the nearest 1/100 of an acre for lots using On Site Sewage Facilities and/or well water.
- 15) Limits of flood hazard areas as defined by the appropriate FEMA FIRM panel and the proposed finished floor elevation of buildings within these flood hazard areas on each space.
- 16) A certification by a Surveyor or Engineer describing any area of the Development that is in a Flood plain or stating that no area is in a Flood plain, as delineated by the appropriate FEMA FIRM panel and date.
- 17) A surveyor's signature and seal on the IDP for certification.
- 18) The description of the water and sewer facilities, electricity and gas utilities, and roadways and easements dedicated for the provision of 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, prepared by an Engineer (may be included in an attached document). A certification must be included that the water and sewer facilities described by the IDF, or document attached to the IDP, are in compliance with these Regulations.
- 19) Approvals by other regulatory and governing bodies, as required.
- 20) Any other requirements not listed above that may be essential to the review of the development upon further evaluation.
- 21) Letters signed and dated from water, wastewater, (if applicable) electric utilities, telephone of a service commitment to the project, and other applicable utilities necessary to service the development.
- 23) Results of soil analysis certified by a qualified Registered P.E. or Site Evaluator for on-site sewage facilities (OSSF).
- 24) Engineering Design Construction plans for roadway access to each space for fire and emergency vehicles.
- 25) Drainage design plans to ensure adequate drainage off of the spaces to drainage channels and out to the development, including the design of drainage structures, culverts, and/or systems using a 100-year storm frequency, such that the drainage out of the Development does not have a negative drainage impact on neighboring properties. If additional right-of-way (ROW) is required for existing County road drainage and access as determined by the Department of Development to achieve a 60-foot wide right-of-way or to meet requirements of the Ellis County Thoroughfare Plan and the owner shall dedicate these rights of way to the County.