

# FORT BEND COUNTY STANDARD PLAT NOTES

This list contains standard plat notes required by Fort Bend County. This is not an exhaustive list and additional notes may be required based on the jurisdiction and location of the plat.

## REQUIRED:

- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction
- The top of all floor slabs shall be a minimum of \_\_\_\_\_ feet above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility
- All property to drain into the drainage easement only through an approved drainage structure
- The coordinates shown hereon are Texas South Central Zone Number 4204 State Plane Grid Coordinates (NAD 83) and may be brought to surface by applying the following combined scale: \_\_\_\_\_
- This property lies within \_\_\_\_\_ as per flood insurance rate maps, map number \_\_\_\_\_, dated April 02, 2014.
- There are/no pipelines or pipeline easements within the platted area shown hereon.
- This plat lies within Light Zone \_\_ of the Fort Bend County Lighting Ordinance
- This property lies within (*as applicable*)
  - Fort Bend County
  - County Assistance District \_\_\_\_\_
  - WCID \_\_\_\_\_
  - MUD \_\_\_\_\_
  - LID \_\_\_\_\_
  - School District \_\_\_\_\_
  - Fire \_\_\_\_\_
  - Impact Fee \_\_\_\_\_
  - City ETJ \_\_\_\_\_
  - Utilities Co. \_\_\_\_\_

**AS APPLICABLE:**

- A minimum distance of 10' shall be maintained between residential dwellings
- A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the conditions of such dedication being that when the adjacent property is subdivided by a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and revest in the dedicator, his heirs, assigns, or successors.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding during intense rainfall events
- Direct access to ROADWAY NAME is denied
- The ENTITY will have ownership and the maintenance responsibility of drainage easements and drainage reserves
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of sidewalk
- The pole or staff of the flat lot shall be restricted to access only.
- *Rural Subdivision Criteria only* - Land use within the subdivision is limited to an average imperviousness of no more than \_\_\_ percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- *Rural Subdivision Criteria only* - This rural subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.