

CITY OF HUTTO  
STANDARD PLAT NOTES  
May 2019

- 1) No building, fencing, landscaping or structures are allowed within any drainage or wastewater easement unless expressly permitted by the City of Hutto.
- 2) Building setbacks shall conform to UDC requirements.
- 3) A five (5) foot Public Utility Easement (PUE) is hereby dedicated along and adjacent to all street side property lines.
- 4) A five (5) foot Public Utility Easement (PUE) is hereby dedicated on each side of all rear lot lines.
- 5) A three (3) foot Public Utility Easement (PUE) is hereby dedicated on each side of all interior side lot lines.
- 6) No lot in this subdivision shall be occupied until connection is made to public water and wastewater utilities.
- 7) Sidewalks and trees shall be provided on both sides of all streets within this subdivision.
- 8) Sidewalks and trees shall be provided along all streets bounding this subdivision.
- 9) An arterial fence shall be constructed per UDC requirements.
- 10) Street lighting shall be provided by the developer in conformance with the UDC requirements.
- 11) Utility Notes
  - a. Within CCN
    - i. Water and wastewater will be available through the City of Hutto after the appropriate water and wastewater systems are installed to this site. The City of Hutto assumes no obligations for installing any water and wastewater improvements required to serve this site.
  - b. Outside CCN
    - i. Water will be available through \_\_\_\_\_ after the appropriate water system is installed to this site. Wastewater will be available through \_\_\_\_\_ after the appropriate wastewater system is installed to this site. \_\_\_\_\_ assumes no obligations for installing any water and wastewater improvements required to serve this site.
- 12) Floodplain Notes:
  - a. Ultimate Floodplain
    - i. "No portion of this tract is encroached by the ultimate 1% annual chance floodplain."
    - ii. No fences, structures, storage, or fill shall be placed within the limits of the ultimate 1% annual chance floodplain; unless approved by the City Engineer. Fill may only be permitted by the City Engineer after approval of the proper analysis.
  - b. Existing Floodplain
    - i. No portion of this tract is encroached by any special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number \_\_\_\_\_, effective date \_\_\_\_\_, for \_\_\_\_\_ County, Texas."
    - ii. A portion of this tract is encroached by special flood hazard areas inundated by the 1% annual chance floodplain as identified by the U.S. Federal Emergency Management Agency boundary map (Flood Insurance Rate Map) community panel number \_\_\_\_\_, effective date \_\_\_\_\_, for \_\_\_\_\_ County, Texas."
- 13) In order to promote drainage away from a structure, the slab elevations shall be built at least one (1) foot above the surrounding ground and should be graded away from the structure at a slope of ½" per foot for a distance of at least ten (10) feet.
- 14) All subdivision construction shall conform to the City of Hutto Unified Development Code, construction standards, and generally accepted engineering practices.
- 15) On-site stormwater detention facilities will be provided to reduce post-development peak rates of discharge of the 2, 10, 25 and 100-year storm events.
- 16) All easements on private property shall be maintained by the property owner or his or her assigns.
- 17) All drainage lots shall be owned and maintained by the Homeowner's association.