

# PRELIMINARY REPLAT CHECKLIST

Every preliminary replat must include the following:

Applicant	Waller County	
_____	_____	<p>A. Complete and Submit Application for Plat Approval. Prior to the approval of the preliminary replat, the developer shall supply the County Engineer with a digital file in a .dwg format or a format that is readily convertible to .dwg.</p>
_____	_____	<p>B. General</p> <ol style="list-style-type: none"> <li>(1) Lot layout drawn on a scale of 1" = 100' or larger</li> <li>(2) 1" = 200' or larger for plats with lots greater than 2.5 acres in size</li> <li>(3) 1" = 400' or larger for plats with lots greater than 20 acres in size</li> <li>(4) Sheet size shall be 24" x 36", with a 1" binding margin on all sides</li> <li>(5) Multiple sheet plats shall have the subdivision name and sheet number located in the lower right hand corner of each sheet, and a key map shall be provided showing individual sheet relationships</li> <li>(6) Provide a scale and North arrow</li> </ol>
_____	_____	<p>C. Existing topographic contours, which may be obtained from the U.S. Geological Survey 7.5 minute quadrangle map (or more recent data from HCFCD).</p>
_____	_____	<p>D. Show the following:</p> <ol style="list-style-type: none"> <li>(1) Location of existing property lines (with ownership info. of adjacent property),</li> <li>(2) Easements,</li> <li>(3) Streets</li> <li>(4) Buildings</li> <li>(5) Waterways</li> <li>(6) Utility lines</li> <li>(7) Drainage culverts within the tract or immediately adjacent within two hundred feet (200').</li> </ol>
_____	_____	<p>E. Indicate <b>Proposed</b>:</p> <ol style="list-style-type: none"> <li>(1) Blocks, Lots, and Reserves</li> <li>(2) Streets and Alleys</li> <li>(3) Building setback lines (Front-25 ft, Side-15 ft on local and 25 ft on arterial and collector streets)</li> <li>(4) Easements and any areas of special use</li> </ol>
_____	_____	<p>F. Setback Lines</p> <ol style="list-style-type: none"> <li>(1) Front setback lines shall be 25 feet</li> <li>(2) Side street setback lines shall be 15 feet on local streets or 25 feet on arterial and collector streets</li> </ol>
_____	_____	<p>G. Lots shall have:</p> <ol style="list-style-type: none"> <li>(1) Minimum of 50 feet in width at the right-of-way line,</li> <li>(2) 50 feet in width at building line for lots on cul-de-sacs and shall front a local street,</li> <li>(3) Single-family residential lots shall not have direct access or front on an urban arterial or an urban collector street</li> </ol>
_____	_____	<p>H. Flags lots (if allowed):</p> <ol style="list-style-type: none"> <li>(1) Shall have minimum strip of land (Flag staff) width of 60 feet and staff length no longer than 500 feet + 20 feet for each acre greater than 10 acres</li> <li>(2) No more than two flag lot strips shall be located side by side</li> <li>(3) Flag lots main body of land cannot be located behind another flag lot</li> </ol>

- \_\_\_\_\_ I. Name and Right-of-Way dimensions for all proposed and existing streets
- \_\_\_\_\_ J. Boundary of the revised lots/tracts and scaled dimensions, both linear and angular
- \_\_\_\_\_ K. Boundaries to be shown include:
  - (1) City Limits
  - (2) Extraterritorial Jurisdiction
  - (3) County Line
  - (4) 100-year Floodplain
  - (5) Utility District
- \_\_\_\_\_ L. The title block in the lower right hand corner shall contain the proposed subdivision name preceded by the words "Preliminary Replat of \_\_\_\_\_" and the abstract and survey in which the property is located.
- \_\_\_\_\_ M. Vicinity map in the upper right hand corner showing location of subdivision in relation to existing streets, highways and railroads within one (1) mile.
- \_\_\_\_\_ N. Approval of the appropriate jurisdiction when the replat is within the extraterritorial jurisdiction (ETJ) of that city.
- \_\_\_\_\_ O. ~~Preliminary replat review fee of \$350.00 for the first 50 acres, plus \$175.00 for each additional increment of 50 acres or less. Check made payable to Waller County. Fee must be paid with the submission of the preliminary replat.~~
- \_\_\_\_\_ P. Submit 3 copies – 18" x 24" or 24"x 36".

For Waller County Use ONLY:

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Date Received \_\_\_\_\_

Reviewer \_\_\_\_\_

Date Returned \_\_\_\_\_