

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"> (1) Lot layout drawn on a scale of 1" = 100' or larger (2) 1" = 200' or larger for plats with lots greater than 2.5 acres in size (3) 1" = 400' or larger for plats with lots greater than 20 acres in size (4) Sheet size shall be 24" x 36", with a 1" binding margin on all sides (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 (6) Provide a scale and North arrow
_____	_____	<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"> (1) Location of existing property lines (with ownership info. of adjacent property), (2) Easements, (3) Streets (4) Buildings (5) Waterways (6) Utility lines (7) Drainage culverts within the tract or immediately adjacent within two hundred feet (200').
_____	_____	<p>E. Indicate Proposed:</p> <ol style="list-style-type: none"> (1) Blocks, Lots, and Reserves (2) Streets and Alleys (3) Building setback lines (Front-25 ft, Side-15 ft on local and 25 ft on arterial and collector streets) (4) Easements and any areas of special use
_____	_____	<p>F. Setback Lines</p> <ol style="list-style-type: none"> (1) Front setback lines shall be 25 feet (2) Side street setback lines shall be 15 feet on local streets or 25 feet on arterial and collector streets
_____	_____	<p>G. Lots shall have:</p> <ol style="list-style-type: none"> (1) Minimum of 50 feet in width at the right-of-way line, (2) 50 feet in width at building line for lots on cul-de-sacs and shall front a local street, (3) Single-family residential lots shall not have direct access or front on an urban arterial or an urban collector street
_____	_____	<p>H. Flags lots (if allowed):</p> <ol style="list-style-type: none"> (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 (2) No more than two flag lot strips shall be located side by side (3) Flag lots main body of land cannot be located behind another flag lot

- _____ _____ 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:

Date Received _____

Reviewer _____

Date Returned _____