

# PRELIMINARY PLAT/REPLAT CHECKLIST

Plat/Replat Name \_\_\_\_\_

Every preliminary plat/replat must include the following:

Developer	Waller County	
_____	_____	A. Submit the plat via the Waller County <a href="#">MGO Connect portal</a> .
_____	_____	B. (1) The lot layout drawn on a scale of 1" = 100' or larger, 1" = 200' or larger for plats with lots greater than 2.5 acres in size, or 1" = 400' or larger for plats with lots greater than 20 acres in size. (2) Sheet size shall be 24" x 36", with a 1" binding margin on all sides. (3) Multiple sheet plats shall have the subdivision name and sheet number located in the lower right hand corner of each sheet. A key map shall be provided showing individual sheet relationships. (4) Provide a scale and north arrow.
_____	_____	C. Existing topographic contours, which may be obtained from the U.S. Geological Survey 7.5 minute quadrangle map (or more recent data from TNRIS, HCFCF or other source).
_____	_____	D. Show the following: Existing property lines and easements, Streets, Buildings, Lakes and Waterways, Utility lines and Drainage culverts within the tract or immediately adjacent within 200'.
_____	_____	E. Indicate <b>Proposed</b> : (1) Blocks, Lots, and Reserves (including 1' for road buffer), (2) Streets and Alleys, (Verify Street Names with 9-1-1 Addressing) (3) Building setback lines, (4) Easements and any areas of special use (e.g. drill site).
_____	_____	F. Lots shall have: (1) Minimum of 50 feet in width at the right-of-way line (50 feet in width at building line for lots on cul-de-sacs) and shall front a local street. (2) Single-family residential lots shall not have direct access or front on an urban arterial or an urban collector street.
_____	_____	G. Flag lots (if allowed): (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.
_____	_____	H. Name and Right-of-Way dimensions for all proposed and existing streets.
_____	_____	I. Boundary of the subdivision and scaled dimensions, both linear and angular.
_____	_____	J. Area of subdivision, total number of lots and blocks and total area of reserves.
_____	_____	K. Proposed and existing utilities, easements, and detention reserves.
_____	_____	L. Proposed typical property line dimensions and radii.
_____	_____	M. Setback Lines (1) Front – 25 feet. (2) Side – 15 feet on local, 25 feet on collector, or 35 feet on arterial streets.
_____	_____	N. Adjacent property owners' names.
_____	_____	O. A general statement of the proposed uses of the land within the subdivision.

- For Waller County Use ONLY:

Date Returned