



City of Jarrell
 161 Town Center Blvd.
 Jarrell, Texas 76537
 Fax (512) 746-4593
www.cityofjarrell.com

Subdivision Name: _____

Submittal Date: _____

**PRELIMINARY PLAT
 APPLICATION & CHECKLIST**

INSTRUCTIONS

- Fill out the following application prior to submission.
- Use the most current application from the City’s website (www.cityofjarrell.com) or at City Hall.
- City ordinances can be obtained at City Hall or by emailing the City Secretary at secretary@cityofjarrell.com.

PROCESS:

The applicant may meet with the City Manager or designee at a predevelopment conference to discuss the development plans. The applicant will submit the following items.

SUBMITTAL REQUIREMENTS:

The Developer shall submit a Preliminary Plat Application that includes all of the following: **NOTE: THE PRELIMINARY PLAT WILL NOT BE CONSIDERED "FILED" UNLESS ALL APPLICATION REQUIREMENTS ARE MET.**

- ___ 1. Completed application form with owner’s original signature.
- ___ 2. Subdivision name
- ___ 3. Submittal date
- ___ 4. 5 paper copies 11” x 17” of the Preliminary Plat
- ___ 5. 1 copy of the Preliminary Plat in pdf format. (8 1/2” x 11”)
- ___ 6. 5 copies of a schematic that indicate utilities, streets and drainage together with the phases or sections that will be developed to ensure the orderly extension of utilities and streets.
- ___ 7. 3 copies of Engineer’s Reports
- ___ 8. If applicable, a City approved Traffic Impact Analysis.
- ___ 9. 1 copy of a letter from the Williamson County 911 Addressing Division indicating street name approval.

APPROVAL PROCESS:

Once the application has been determined complete, the City Manager or designee will review the application for technical compliance with the code. The preliminary plat should demonstrate consistency with the Comprehensive Plan, Chapter 5 of the UDC, and utility serviceability. The City Manager or designee will combine his/her comments with the City Engineer’s and provide a copy of the comments to the applicant. The applicant should respond to the comments at least 5 days prior to the Planning and Zoning Commission meeting.

PRELIMINARY PLAT CONTENT (INFORMATION SHOWN ON PLAT)

____ Title of Subdivision; title must include the word "Revised" if changed after recordation

____ North Arrow

____ Plat should be at a scale of 1" = 100', and labeled

____ The following information shall appear **in one place on the first sheet:**

OWNERS: (if corporation, include name of responsible individual)

ACREAGE:

PATENT SURVEY:

NUMBER OF BLOCKS:

NUMBER OF LOTS:

LINEAR FEET OF NEW STREETS:

SUBMITTAL DATE:

DATE OF PLANNING COMMISSION REVIEW:

SURVEYOR:

ENGINEER:

BENCHMARK DESCRIPTION & ELEVATION:

____ Location map with North arrow

____ Boundary survey with bearings and distances

____ Lot and Block Lines

____ Point of beginning labeled on plat and described in a metes and bounds description

____ A metes and bounds description; tie to corner of original survey; survey tie across adjacent streets to determine right-of-way width

____ Monumentation.

____ Topographic and planimetric features, with two (2)-foot interval contour lines

____ Ownership boundaries in heavy lines

____ Numbers on all proposed lots and letters on proposed blocks

____ Dimensions for front____, rear____, side____ lot lines

____ Depiction of the ultimate 100-year flood plain. If the tract is not within the 100-year floodplain, a note stating such must be shown.

____ Dashed lines showing the names and widths of adjacent land subdivisions

____; property lines and names of adjoining property owners of unsubdivided property

____; streets

____; easements

____ & watercourses

____ Street layout and right-of-way must be in accordance with the City of Round Rock Thoroughfare Plan.

____ Streets: street names must be continuous from any adjacent subdivisions and only one cul-de-sac shall utilize a primary street name.

____ All drainage easements shall be labeled as "drainage and storm sewer" easements.

____ Designation of any special purpose lots (i.e., park, landscaping, detention, ROW, etc.); labeled and the area shown in acres.

____ Show any additional PUEs (if applicable) with engineering data necessary for all utility providers including electric, telephone, gas, cable, water and wastewater, and drainage.

____ Plat note stating: Building setbacks shall be in accordance with Chapter 4, Zoning, Lot Design Standards City of Jarrell Unified Development Code.

____ Plat note stating: Sidewalks shall be constructed in accordance with Chapter 5, Subdivisions; Public Improvements City of Jarrell Unified Development Code and with the Design and Construction Standards.

____ Plat note stating: No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon.

____ Plat note stating: A ten foot (10') PUE abutting and along the streetside property line is hereby dedicated for all streetside property lots shown hereon.

FILING FEE CALCULATION:

Filing Fee:	\$ 800.00
	\$ _____
Plus \$10 per Lot	\$ _____
Plus \$20.00 per acre	\$ _____
Review fee for the Jarrell Fire Department	\$ 100.00
<i>Staff Use Only:</i> Check No. _____ Additional Check No. _____	
TOTAL FEE:	\$ _____

Due at the time of application submission

Do not write below - Staff Use Only

Accepted for Processing by: _____ Date: _____

Application Approved: Yes No

If no, reason for disapproval: _____

City Manager/Designee Comments:

PLANNING & ZONING MEETING IS: _____

RECOMMENDATION OF P & Z:

CITY COUNCIL MEETING IS: _____

APPROVED BY COUNCIL: Yes No

