

Please provide each of the items below.

Preliminary Plat Sheet

Title Block (see *Title Blocks Formats* in UDC Appendices) in lower right-hand corner of plat to include:

- Project's name.
- Address and/or legal description of the project, total number of lots and/or phases, total acreage and zoning.
- Name, address, and telephone number of the applicant.
- Name, address, and telephone number of contact person of the developer.
- Name, address, and telephone number of the preparer (Surveyor).
- Date of preparation and dates of revisions, if any (As plats are revised, add dates of revision to each submittal).

For all single-family residential subdivisions, a plan summary table to include:

- Total number of lots.
- Number of lots per zoning category.
- Total acreage per phase.
- Number of lots per phase.
- Minimum lot size.
- Minimum dwelling unit size.
- Density per acre.

Graphic Scale labeled with scale used.

North arrow oriented to the top or right of the sheet.

Vicinity map of the City Base Map with scale of 1" = 1000' with site location shaded

Length and bearing of all straight lines; radii, arc length, tangent length, and central angles of all curves, indicated along the lines of each lot or in tables.

Diagram of a typical corner clip and visibility easement.

Cross-section of proposed streets and alleys, showing the width and type of pavement and the location and width of sidewalks.

Park Dedication requirements.

A list of variances from development requirements, if applicable.

Signature block labeled: "Approved by the City of Keller Community Development Department" or if variance is requested "Approved by the City of Keller City Council" (see UDC - *Signature Blocks for Plats*).

Names and boundary lines of abstracts and surveys of the land being platted.

Description and location of all survey monuments placed or found.

APPLICATION CHECKLIST

Unified Development Code



<input type="checkbox"/>	Lines delineating the proposed phases of development, if applicable.
<input type="checkbox"/>	Property lines, including lot and block numbers and date recorded if applicable, of land within the area being platted.
<input type="checkbox"/>	The layout and approximate dimensions of proposed lots and blocks, with: <ul style="list-style-type: none"> • Front building setback lines and a note that reads, "All setbacks shall be in accordance with the zoning district, as described in the Keller Unified Development Code." • Lot number and block letter designations. • Acreage or square footage of each lot. • Proposed use.
<input type="checkbox"/>	Existing and/or proposed streets and alleys, showing proposed street names and the widths of right-of-way and pavement. Where a development abuts a street shown on the City's Thoroughfare Plan, the Preliminary Plat shall include a proposed dedication of right-of-way in accordance with the requirements of the Thoroughfare Plan.
<input type="checkbox"/>	Median openings, turning lanes, acceleration lanes, deceleration lanes, and proposed driveway locations with dimensions.
<input type="checkbox"/>	Traffic control signals, devices, and striping, if applicable.
<input type="checkbox"/>	Other features that impact the land being platted - including, but not limited to, buildings, cemeteries, parks, landfills, and monuments.
<input type="checkbox"/>	Easements, deed restrictions, or other encumbrances that impact development of the property.
<input type="checkbox"/>	Names and recording information of adjoining subdivisions, municipalities, counties, special districts, and parcels of unsubdivided land, including: <ul style="list-style-type: none"> • Names of owners of record. • Boundary lines. • Zoning designations. • Names and accurate location of all adjacent streets. • Dimensions of all abutting lots. • Reference ties to courses and distances of at least one recognized land corner. • Easements on all abutting lots
<input type="checkbox"/>	Land proposed for dedication to public use, or for reservation for the common use of property owners, including parks and linear trails, labeled with a separate lot and block designation. Also include a list of the conditions of or limitations on the use of this land.
<input type="checkbox"/>	Drainage Plan showing existing and proposed systems
<input type="checkbox"/>	Utility Plan showing existing and proposed systems
<input type="checkbox"/>	Tree survey and aerial photo with overlay of plan and a tree survey and preservation plan in accordance with the UDC

