



116 E. Haning St.
Howe, Texas 75459
Phone: 903-532-5571

City File No.: _____

Preliminary Plat Application

Applicant: _____ Date: _____

Address: _____

Phone: _____ Fax: _____

Contact: _____ E-mail: _____

Propose Addition Name: _____ Acres: _____

Existing Zoning: _____ Propose Zoning: _____ No. of Lots: _____

- I hereby request that this preliminary plat not be placed on a Planning and Zoning Commission agenda until all staff comments have been addressed. I hereby further waive the thirty (30) day time period for action on the plat as set forth in §212.009, Local Government Code, as amended.
- I hereby request that this preliminary plat be placed on the agenda for action at the first available Planning and Zoning Commission meeting even if staff comments have not been addressed and the plat is not in compliance with City code. I realize this will likely result in a disapproval of my application and I will be required to pay new filing fees. If this option is chosen, the following is required with this application:
 - 3 signed, sealed & notarized blue-line copies & 1 signed mylar copy 24" x 36"
 - 3 signed, sealed & notarized blue-line copies 11" x 17"

I HEREBY CERTIFY THAT I AM THE SOLE CURRENT OWNER OF RECORD OF THE PROPERTY DESCRIBED ABOVE. THAT THIS APPLICATION IS BEING SUBMITTED WITH MY CONSENT AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. IF I AM NOT THE SOLE CURRENT OWNER OF RECORD OF THE REAL PROPERTY INVOLVED, I HAVE ATTACHED NOTARIZED WRITTEN EVIDENCE OF AUTHORIZATION FROM THE CURRENT OWNER(S) OF RECORD. I ACKNOWLEDGE THAT ANY INVALID INFORMATION MAY BE CAUSE FOR DENIAL OF THIS APPLICATION. **I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE STATEMENTS AND REPRESENTATIONS HEREIN ON THE BEHALF OF THE OWNER.**

Printed Name: _____ Title: _____

Signature: _____

PART I. PRELIMINARY PLAT (To be completed by City of Howe)

- Completed Preliminary Plat Application
- Completed Review Application
- Current Tax Certificate issued by Collin County Tax Offices:
2300 Bloomdale Rd Ste 2104
McKinney, Texas 75071
972-548-4185
- Fees (Based on Fee Schedule) - Check made out to City of Howe
- Seven (7) Sets of Drawings and Supporting Documents: Individually Folded (8 1/2" x 11" size) or Rolled (sheet size 24" x 36") as deemed necessary with Cover Sheet facing out.
- Copy of Notice of Intent
- Copy of Pre-Design Conference Meeting Minutes
- Completed Part II.
- Re-submittals shall include original staff marked-up drawings

NOTE:

Upon engineering staff approval, submit the following Final File Copies to the City of Howe prior to P&Z and/or City Council approval:

- Seven (7) 24" x 36" blue or black-line prints
- Twenty (20) 11" x 17" reductions of the Preliminary Plat
- Seven (7) copies of all supporting documents/reports (8 1/2" x 11" size).

Upon P&Z and/or City Council approval, submit the Final Plat Application along with the required sets of plans 24"x36" and 11"x17".

The attached and referenced plat has been fully and properly processed in accordance with the provisions of the City of Howe Subdivision Ordinance.

City of Howe Representative: _____

Title: _____

Date: _____

PART II. CHECKLIST PERTINENT TO DRAWINGS - PRELIMINARY PLAT:

Preliminary Plat.

The commission shall be furnished with seven (7) legible prints of the preliminary plat together with seven (7) copies of necessary supporting documents describing the type of development, provision of services, development procedure and timing, and engineering studies. Such materials shall be received no later than twenty-five (25) days before the commission meeting scheduled for review of the preliminary plat. No plat will be considered by the commission until and unless the prescribed filing fees have been paid.

The developer shall obtain a checklist to be furnished by the city. Such checklist shall be attached to the preliminary and final plats, and shall be authenticated by proper officials of the city and the developer certifying that the plat has been fully and properly processed in accordance with the provisions of the Howe Subdivision Ordinance.

The preliminary plat shall be delivered to the plan administrator who shall cause the same to be checked and verified, prepare a report to the commission setting forth his findings, and file such report, together with the plat, with the commission at the meeting scheduled for review.

The subdivider should be present at the meeting; however, the subdivider, by written notice filed with the plan administrator, may designate his land planner, engineer, surveyor, or like agent for the processing of his subdivision.

The following is a checklist for items that shall be included, as applicable, on each Preliminary Plat submitted for review. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER/ PROJECT MANAGER IN CHARGE OF PLAN PREPERATION TO REVIEW PLANS FOR COMPLIANCE PRIOR TO SUBMITTAL.

CHECK ALL THAT APPLY:

Applicable N/A

(1) General Development Plan:

When a subdivision is a portion of a tract larger than forty (40) acres in size to be subdivided later in its entirety, a general development plan of the entire tract shall be submitted with the preliminary plat of the portion to be first subdivided. A general development plan shall be considered to be a detailing of the comprehensive plan and shall become effective upon adoption by the commission; providing, however, that no general development plan shall be approved other than in substantial conformity with the comprehensive plan. Every general development plan adopted by the commission shall be so certified by the chairman of the commission and a copy thereof shall be placed on file with the city secretary as part of the public record. A general development plan is to continue in force until amended or rescinded by the Commission and shall be the official guide to the owners of all property within its area of coverage. Where multi ownerships preclude the preparation of a general development plan by a single owner, the commission is authorized to prepare or to cause such plan to be prepared. No preliminary plat within an area for which a general development plan has been adopted shall be approved except in substantial conformity with such adopted plan. Commission approval shall include, approval of the sequence of development and construction of phases of the project as can reasonably be determined. It may include such stipulations or conditions as the commission deems necessary in order to accomplish the purposes of this ordinance and to protect the health, safety and welfare of the community.

The general development plan shall include the following:

- () () a. the schematic layout of the entire tract and its relationship to adjacent property within the neighborhood unit - When appropriate, more than one tract or subdivision may be included within the general development plan.
- () () b. the general development plan shall delineate the proposed characteristics of the area in terms of major categories of land use, dwelling units and population densities
- () () c. general layout of lots and streets
- () () d. drainage ways
- () () e. utility trunk lines
- () () f. location of sites for parks
- () () g. location of schools
- () () h. other public use reservations

- () () i. other information as the commission finds to be necessary for making a decision on the approval of the preliminary plat
- () () j. proposed sequence of development and construction of phases of the project as can reasonably be determined - Phase lines must be clearly delineated, with improvements capable of standing alone as development occurs and not depending on future construction to meet City standards or requirements.
- () () k. title information.
- () () l. scale and size of drawing.
- () () m. acceptance block - The following notice shall be placed on the face of the general development plan by the subdivider.

GENERAL DEVELOPMENT PLAN
Accepted for Preparation of final plat

Chairman _____
Planning and Zoning Commission, Date
City of Howe, Texas

City Secretary _____
City of Howe, Texas Date

(2) Scale and drawing size:

- () () a. preliminary plat shall be drawn to a scale of one hundred (100) feet to the inch or larger
- () () b. drawing size should be 24" by 36"

(3) Existing features inside subdivision:

- () () a. topography to be shown with mean sea level contour intervals of two (2) feet
- () () b. locations, widths, and names of all existing or platted streets
- () () c. locations and widths of all existing or platted alleys
- () () d. locations, width, and descriptions of all existing or platted easements
- () () e. locations and descriptions of all existing permanent buildings
- () () f. locations, width, and owner's name of all railroad rights-of-way
- () () g. name and location of existing creeks
- () () h. abstract lines
- () () i. political subdivisions
- () () j. city limits
- () () k. school district boundaries
- () () l. other important features which impact the subject property including, but not limited to, cemeteries, parks, landfills, and monuments
- () () m. sanitary sewers with pipe sizes, grades, and locations
- () () n. water mains with pipe sizes and locations
- () () o. storm sewer with pipe sizes, grades, and locations
- () () p. culverts with pipe sizes, grades, and locations
- () () q. other underground structures with pipe sizes, grades, and locations

(4) Existing features outside the subdivision

Existing features outside the subdivision shall be identified for a distance of two hundred (200) feet outside the proposed subdivision.

- () () a. topography to be shown with mean sea level contour intervals of two (2) feet
- () () b. locations, widths, and names of all existing or platted streets
- () () c. locations and widths of all existing or platted alleys
- () () d. locations, width, and descriptions of all existing or platted easements
- () () e. locations and descriptions of all existing permanent buildings
- () () f. locations, width, and owner's name of all railroad rights-of-way
- () () g. name and location of existing creeks
- () () h. abstract lines
- () () i. political subdivisions
- () () j. city limits
- () () k. school district boundaries
- () () l. other important features which impact the subject property including, but not limited to, cemeteries, parks, landfills, and monuments
- () () m. property lines and the names of adjacent subdivisions and/or the names of record of adjoining parcels of unsubdivided land shall be indicated
- () () n. features outside the subdivision should be shown in lighter or dashed lines as appropriate to distinguish from features within the subdivision

(5a) New features inside subdivision:

- () () a. boundary line, accurate in scale, of the tract to be subdivided, with accurate distances and bearings indicated
- () () b. layout, designations, names and widths of any and all proposed streets
- () () c. street names shall provide continuity with existing streets
- () () d. 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 subdivision ordinance
- () () e. cross-section of proposed streets and alleys showing the width of pavement, type of pavement and location and width of sidewalks
- () () f. median openings, turning lanes, acceleration and deceleration lanes
- () () g. traffic control signals, devices and striping
- () () h. layout, designations, names and widths of any and all proposed alleys
- () () i. layout, designations, names and widths of any and all proposed easements including access, utility, drainage, and visibility easements
- () () j. layout of proposed lots
- () () k. lot numbers of proposed lots
- () () l. setback lines of proposed lots
- () () m. approximate dimensions of proposed lots

- () () n. layout of proposed blocks
- () () o. blocks designations
- () () p. approximate dimensions of proposed lots and blocks
- () () q. all parcels of land intended to be dedicated or reserved for public use
- () () r. all parcels of land intended to be dedicated or reserved in the deeds for the use of all property owners in the proposed subdivision
- () () s. reservations for other uses together with the purpose or conditions and limitations of such reservations, if any

(5b) Conceptual Design of onsite public utilities

- () () a. schematic plan of the proposed water lines and related facilities necessary to provide adequate water service within the subdivision
- () () b. schematic plan of the proposed sanitary sewer lines and related facilities necessary to provide adequate sanitary sewer service within the subdivision
- () () c. preliminary line sizes for all water mains and sewer trunk lines
- () () d. developer is responsible for all costs associated with water and sewer lines necessary to serve the subdivision and the cost of installation of lines up to 12 inches, as necessary and as determined by the city engineer to serve development of the surrounding area - Provide a summary table of all water and sewer lines that are sized greater than 12 inches that the developer believes may be eligible for City participation.

(5c) Preliminary Drainage Plan

- () () a. drainage areas that affect the area being platted (on-site and off-site)
- () () b. preliminary estimated runoff both in existing state and at ultimate development for the area
- () () c. points of concentration
- () () d. all required drainage calculations in accordance with City of Howe Drainage Criteria Manual
- () () e. location, size, and slope of proposed storm sewer lines
- () () f. location of proposed storm sewer inlets
- () () g. location of proposed culverts
- () () h. location of proposed bridges
- () () i. downstream drainage features and structures, and capacities of such features and structures, through which site drainage passes
- () () j. existing and proposed on-site and off-site drainage easements and rights of way - All point source storm water discharges from subdivisions require off-site drainage easements
- () () k. utility and drainage plans shall be submitted on separate sheets at the same scale as the preliminary plat

(5d) Conceptual Design of off site public utilities

- () () a. schematic plan of the proposed water lines and related facilities necessary to provide adequate water service to the subdivision
- () () b. schematic plan of the proposed sanitary sewer lines and related facilities necessary to provide adequate sanitary sewer service to the subdivision
- () () c. preliminary line sizes for all off site water mains and sewer trunk lines

- () () d developer is responsible for all costs associated with water and sewer lines necessary to serve the subdivision and the cost of installation of lines up to 12 inches, as necessary and as determined by the city engineer, to serve development of the surrounding area - Provide a summary table of all offsite water and sewer lines that are sized greater than 12 inches that the developer believes may be eligible for City participation.

(6) Location map:

- () () a. location map of the proposed subdivision at a scale of one inch to two thousand (2,000) feet showing existing and proposed major features covering an area of at least one mile in all directions from the proposed subdivision

(7) Title information:

- () () a existing zoning
- () () b proposed zoning
- () () c proposed name of the subdivision
- () () d north point (oriented to the top or right of the sheet)
- () () e scale (drawing scale and graphic scale)
- () () f date (dates of revision are also to be added with each modified set of plans)
- () () g acreage of the proposed subdivision
- () () h names, addresses, and phone numbers of the owner, developer and land planner, engineer, and surveyor, as appropriate
- () () i tract designation, abstract and other description according to the real estate records of the city or county
- () () j for all residential subdivisions, a plan summary table, to include total acreage per phase and zoning classification, minimum lot size, minimum dwelling size and density per acre
- () () k total number of lots
- () () l designation and amounts of land of the proposed uses within the division
- () () m. variances from the subdivision ordinance which may be requested shall be listed on the face of the plat

(8)Acceptance block:

- () () a. The following notice shall be placed on the face of each preliminary plat and utility plan by the subdivider:

"PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY"
- b. The following certificate shall be placed on the preliminary plat by the subdivider.

"Accepted for Preparation of final plat"

Chairman _____
Planning and Zoning Commission, Date
City of Howe, Texas

City Secretary _____
City of Howe, Texas Date

(9) Preliminary Plat Notes:

- () () a. “Any and all access, utility, drainage, and visibility easements deemed appropriate by the City of Howe will be added for Final Plat.”
- () () b. “Final design sizing, details, and alignment for storm sewer, sanitary sewer, water, and roadway improvements shall conform to all City of Howe requirements regardless of the impact on lot count or geometrics approved on the preliminary plat.”
- () () c. “Acceptance of preliminary plat is contingent upon execution of a Facilities Agreement mutually acceptable to the City of Howe and the developer.”
- () () d. “Developer shall obtain all offsite access, utility, drainage, and other easements identified during detailed design of public improvements prior to acceptance of Final Plat by the City of Howe”
- () () e. “Acceptance of the preliminary plat shall, in no way, constitute final acceptance of the subdivision”
- () () f. “The final plat for all or a part of the area of an approved preliminary plat shall be submitted within six (6) months of acceptance of the preliminary plat by the City of Howe or the said approval shall terminate and shall be void, unless prior to the expiration of said acceptance, the time for filing of the final plat is extended at the written request of the subdivider. If the final plat submission is incomplete or does not conform to the preliminary plat, the final plat is deemed not to have been submitted until any and all deficiencies are corrected. When the planning and zoning commission has confirmed that the final plat complies with all City of Howe requirements, the City of Howe shall submit written confirmation to the subdivider which shall specify the meeting of the city council scheduled for review of the final plat. Said confirmation shall be deemed the date of submission of the final plat.
- () () g. “Construction plan and profile sheets for all public improvements shall be submitted with the final plat. The final plat shall not be approved until construction plans and specifications are approved by the city engineer.”
- () () h. UNLESS OTHERWISE AGREED TO IN WRITING, THE CITY OF HOWE AND DEVELOPER AGREE THAT IF THE ABOVE-DESCRIBED PROPERTY LIES WITHIN THE SEWER AND/OR WATER CCN AREA OF AN ENTITY OTHER THAN THE CITY OF HOWE, DEVELOPER SHALL REIMBURSE THE CITY OF HOWE OF ANY AND ALL COSTS ASSOCIATED WITH THE CITY OF HOWE OBTAINING THE CCN TO SERVICE THE ABOVE-DESCRIBED PROPERTY WITH WATER AND/OR SEWER.