



City of Chandler Combination Plat Application Checklist

PREAPPLICATION MEETING	
	Pre-application meeting held

COMBINATION PLAT APPLICATION CONTENTS	
	Planning Application (completed)
	Plat Checklist (signed)
	Fees (see fee chart)
	Tax Certificates (current & certified by Central Appraisal District)
	Five (5) copies of letter of transmittal, stating type of streets surfacing, drainage, sanitary facilities and water supply proposed and the name and address of the owner or agent, engineer and surveyor
	Five (5) 24" x 36" copies of the plat (folded & collated) (scale not smaller than 100' to the inch) with all proper signatures, repared and signed by a registered public surveyor or engineer
	Three (3) 24" x 36" copies of engineering plans (if required)
	1 CD with PDFs of all required plans

COMBINATION PLAT GENERAL FEATURES	
	Match lines & key map
	North Arrow
	Scale (graphic and written) appropriate for the level of detail
	The names and addresses of the owner, developer, engineer and surveyor as appropriate
	A location map shall be drawn at a scale of not more than 500 feet to an inch, unless written approval for another scale is granted by the City, which shall show existing and proposed major features in all directions to a distance of at least one (1) mile from the proposed subdivision
	Layout, lot number, setback lines (if within the ETJ), and dimensions of proposed lots and blocks. If the side lines are not parallel, the approximatedistance between them at the building line and at the narrowest point should be given
	Certified acreage significant to 3 digits for each lot, tract, or site
	Location and dimensions of all boundary lines, lot lines, and City Limit lines (if any) (Internal boundary lines shall be heavy for easy identification. All lines outside the subdivision shall be dashed)
	Location, dimensions, purpose, and filing information for all easements and rights-of-way within and abutting the subdivsion
	Old lot lines and numbers should be "ghosted" if being abandoned

	Adjuacent properties - subdivision name of platted properties or ownership information for unplatted properties with recording information
	Acreage or square footage of right-of-way dedicated should be shown
	Proposed street name, subject to review and approval, with dimensions to centerline of adjacent rights-of-way
	Locations, materials, and size of all monuments found and set
	Existing FEMA 100 year flood plain with elevation.

COMBINATION PLAT STANDARD NOTATIONS

	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"
	The following certificate shall be placed on the preliminary plat by the subdivider. "ACCEPTED FOR PREPARATION OF FINAL PLAT"
	The proposed name of the subdivision. The proposed name shall not have the same spelling as or be pronounced similarly to the name of any other subdivision located within the City or within two miles of the City.
	"All lots comply with the minimum size requirements of the zoning district."" (ETJ plats may omit)
	"All common areas will be owned and maintained by the HOA/POA." (If common areas are dedicated)
	"Notice-selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits."
	"This plat does not alter or remove existing deed restrictions, if any, on this property."
	"Minimum finished floor elevations are at least 2 feet above the 100 year flood plain." (when floodplain is present)
	"The subject property does not lie within a 100 year flood plain according to Community Panel No. _____, dated _____, of the National Flood Insurance rate Maps for Henderson County, TX." (if applicable)

COMBINATION PLAT ENGINEERING PLANS

	A preliminary plan of the proposed water and sewage disposal systems or sanitary sewers with grade, pipe size, and points of discharge. Fire hydrant and valve location shall also be indicated
	A preliminary plan of the drainage system with grade, pipe size and location of outlets. The drainage plan should include delineation of drainage areas, runoff computations, points of concentration, and capacity of drainage structures
	A preliminary plan for proposed fills or other structure-elevation techniques, levees, channel modifications, and other methods to overcome flood or erosion-related hazzards
	Complete engineering plans of streets, alleys, curbs, and gutters, storm sewers and drainage structures and water and sanitary sewer improvements for the area covered by the final plat

DOCUMENTATION REQUIREMENTS	
	Notary statements
	Legal (metes and bounds) description with total acreage
	Dedication statement/language
	Owner's certificate with notary block
	Surveyor's certificate (signed and sealed) with notary block
	Owner's block and Preparer's block (name, address and phone)
	City approval block (Mayor, City Secretary, PZ Chair w/blank date)
	Cabinet/slide note
	Line & Curve Table
	Legend (if abbreviations and symbols are used)
	Data table showing the number of proposed residential and nonresidential lots and their associated acreage (square footage)
	Title Block (bottom right hand corner):
	1. Number of lots and acreage
	2. Type of plat
	3. Subdivision name (including phase, if applicable)
	4. Proposed lot and block numbers
	5. Survey name and abstract number
	6. Location by City, County, State
	7. Date of preparation
	8. Scale of drawing
	Utility Service Providers*

Preparer's Signature _____

Printed Name _____

Date _____

** The applicant shall have all utility service providers sign-off on the plat prior to its approval. This can be accomplished via email, letter, or actual signature blocks on the plat, so long as all utility service providers respond in writing that they have no objection to the*