



Plat Review Check List

Project: _____

Prelim Plat	Final Plat	Replat		Reference*
			Application & Plat Review Fees	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A plat application and plat review fees are required at the time of the initial plat submittal.</p> <p>For plats that are “grandfathered” under the 2000 Regulations, provide a transmittal letter containing the name, address, telephone number and fax number for the subdivision owner and engineer.</p> <p>For plats subject to the 2013 Regulations, the Owner shall submit a completed Plat Application</p> <p>For plats that are submitted to a city, use that city’s plat application; a separate plat application is not required by the County.</p>	<p>3.2.6 (2000)</p> <p>3.10 & Appendix D (2013)</p> <p>3.4 (2013)</p>
<input type="checkbox"/>			<p>If applicable, the required preliminary plat review fee is calculated as follows:</p> <p>\$500 + _____ lots x \$30/lot = \$_____</p>	Appendix O
	<input type="checkbox"/>		<p>If applicable, the required final plat review fee is calculated as follows:</p> <p>\$500 + (_____ feet x \$1) + (_____ lots x \$25) = \$_____</p>	Appendix O
		<input type="checkbox"/>	The required replat review fee is \$500	Appendix O
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Checks shall be made payable to “Williamson County”.	
<input type="checkbox"/>		<input type="checkbox"/>	To claim any exemption from platting as listed in Subsection A3, the person who claims exclusion to platting shall provide an Affidavit for Exemption, along with a copy of the deeds or other instruments creating the daughter tracts referenced by this Affidavit.	Appendix P (2013)
			General Requirements	
<input type="checkbox"/>	<input type="checkbox"/>		If you are claiming an exemption from the 2013 rules, a Certificate of Vested Rights must be on file.	A4.2 (2013)
<input type="checkbox"/>		<input type="checkbox"/>	If the subdivision will contain on-site private well and/or an on-site sewage facility (OSSF), a subdivision application shall be filed simultaneously with the Williamson County and Cities Health District (WCCHD).	3.6 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Submit a digital file (Adobe .pdf format) of the plat.	3.10 (2013)
<input type="checkbox"/>			The application shall also be submitted to the appropriate emergency services district (ESD) for review and comment.	3.7 (2013)

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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date and/or revision date	4.1 & 5.1 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North arrow	4.1 & 5.1 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Scale bar	4.1 & 5.1 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Name of the proposed plat or development. If this is a replat, be sure to include the former plat name, section, block, and lot number(s).	4.1 & 5.1 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Vicinity map	3.2.8 (2000) 4.2 & 5.2 (2013)
	<input type="checkbox"/>		Final plats must match the applicable area of the approved preliminary plat and shall be prepared using the approved, non-expired, preliminary plat as its template.	
<input type="checkbox"/>			The overall preliminary plat must be shown on a single sheet. Additional sheets shall be submitted as necessary to show detail.	4.3 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If this plat is located within <u>any</u> ETJ, and the daughter parcels are <u>all</u> over 5 acres, Williamson County has jurisdiction and the City does not.	[Texas LGC 212.004]
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Unless a separate application was filed with a city, provide the name, address, telephone number and email address of the Owner and the professional individual or firm on the plat.	4.4, 4.5, 5.3 & 5.4 (2013)
<input type="checkbox"/>			Show existing topographic contours at 2' intervals.	3.2.1 (2000) 4.15 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show all existing and proposed easements and any easements of record that have a dedicated route.	3.3.4 (2000) 4.16 (2013) 5.18 (2013)
<input type="checkbox"/>			Show any proposed detention basins .	3.2.3 (2000) 4.16 (2013)
<input type="checkbox"/>			Show the location and size of all existing and proposed subsurface and surface water drainage facilities , including water bodies on or immediately adjacent to the subject property.	4.18 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show all adjacent property owners' names, addresses, and deed record, <u>or</u> subdivision name with block and lot number.	3.2.5 (2000) 4.6 & 5.5 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	County boundaries, city limits, ETJ boundaries, and subdivision section and/or phase boundaries.	3.2.7 (2000) 4.7, 5.6 & 5.9 (2013)
<input type="checkbox"/>			If this subdivision will be built in phases, indicate the <i>anticipated</i> phase/section boundaries.	
	<input type="checkbox"/>	<input type="checkbox"/>	The original plat to be filed with the County Clerk must be 18"x24".	3.5 (2000) L.2.1 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If this plat is located in an area addressed by the county, provide the Williamson County 911 Addressing Coordinator with a copy of the plat for road name verification and/or address assignment.	B10.1 (2013)
	<input type="checkbox"/>		Streets and drainage construction must be completed before offering a final plat for approval. This applies to BOTH private AND public streets. Provide a letter of certification by a Registered Professional Engineer under his or her professional seal that all engineering for roads and drainage within the subdivision have been completed in compliance with these Regulations (including the Engineering Guidelines incorporated as Appendix B) and with all generally accepted	3.3.12 (2000)

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			<p>engineering standards.</p> <p style="text-align: center;"><u>OR</u></p> <p>If it is desired to have the final plat approved and/or recorded <i>prior</i> to completion of all roadway and drainage construction, fiscal (performance bond, cash or letter of credit (2-year, automatic renewal) will need to be posted in the amount of the remaining construction cost of road and drainage by meeting the security requirements of Williamson County Subdivision Regulations.</p>	<p>5.1 & 5.2 (2000) 7.1 & 7.2 (2013) §232.003 (7) (LGC)</p>
			Lots/Layout	
<input type="checkbox"/>		<input type="checkbox"/>	Lots must be a minimum of 30 feet wide as measured at a point 25 feet inside the front property line.	<p>3.3.13 (2000) 4.13, B1.2 & F1.1 (2013) §232.103 (LGC)</p>
<input type="checkbox"/>		<input type="checkbox"/>	No new access easements may be created that would provide the sole access to a parcel.	3.3.13 (2000)
<input type="checkbox"/>		<input type="checkbox"/>	Any lot that could potentially be resubdivided shall have a minimum frontage of 50 feet (for an urban street) or 60 feet (for a rural road).	<p>3.3.13 (2000) 4.13 & F1.2 (2013) §232.103 (LGC)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Lots that have only the minimum frontage of 30 feet in width must carry the following plat note:</p> <p style="text-align: center;">LOTS <u><lot number(s)></u> MAY NOT BE FURTHER SUBDIVIDED.</p>	<p>3.3.13 (2000) 4.13, B1.2 & F1.1 (2013) §232.103 (LGC)</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show and label a front building setback of 50 feet for major roads and 25 feet for all other roads.	<p>8 (2000) 4.14, 5.10, B1.3 & F2 (2013) §232.104 and §233.032 (LGC)</p>
<input type="checkbox"/>		<input type="checkbox"/>	A minimum lot size of 1 acre is required if the lot will utilize a private well or an on-site sewage facility (OSSF). 2 acres are required if it will have BOTH a private well AND an OSSF.	<p>B1.1 (2000) 4.13, B1.1 & F1.3 (2013)</p>
	<input type="checkbox"/>	<input type="checkbox"/>	Show any OSSF setback as required by WCCHD.	5.19 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	All parcels within the boundary of the subdivision shall have a block and lot number shown. (Note: Block and lot numbers are NOT required on a preliminary plat, but are recommended for lot reference.)	5.27 (2013)
<input type="checkbox"/>			Show all existing property lines and proposed lot lines with approximate dimensions.	<p>3.2.4 (2000) 4.13 (2013)</p>
	<input type="checkbox"/>	<input type="checkbox"/>	Show all proposed lot lines with bearings and distance.	5.9 (2013)
<input type="checkbox"/>			Show the size, in acres, of all daughter tracts including the remaining portion of the original tract. (Note: The entire remaining area doesn't have to be shown on the plat, just the amount of remaining acreage).	4.8 (2013)
			Plat Notes / Requirements	
	<input type="checkbox"/>	<input type="checkbox"/>	Owner's and any lien holder's dedication.	<p>3.3.1 (2000) 5.14 & C1 (2013)</p>
	<input type="checkbox"/>	<input type="checkbox"/>	Add the following plat note, or include a statement in the Owner's dedication, stating all public dedication shall be accomplished free of liens. Release of liens shall be provided to the Commissioner's Court. (Note: This note is not needed if there is no public right-of-way being dedicated.):	<p>3.3.2 & C3 (2000) 5.14 & C1 (2013)</p>

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			ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS	
	<input type="checkbox"/>	<input type="checkbox"/>	Perimeter metes and bounds description of the property to be subdivided certified by a Registered Professional Land Surveyor shall be shown on the final plat, beginning point and reciting bearings and distances to a corner of the <u>original land grant survey</u> . (Note: This includes replats, as they are still a recorded plat).	3.3.3 (2000) 5.11 (2013)
	FYI	FYI	All monumentation must be set in the field before the plat is recorded.	5.12 (2013) §232.003 (9) (LGC)
	<input type="checkbox"/>	<input type="checkbox"/>	If right-of-way easement(s) for road widening and drainage are shown on the plat, include the required plat note. (Note: This plat note is not needed if there are no right-of-way easements being dedicated.)	3.3.1 & C1 (2000) 5.15 & C2 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	If <u>public</u> roadways are to be built, include the required plat note for roadway construction .	C2 (2000) 5.16 & C3 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	On all plats, include the required plat note for Owner's responsibilities . (Note: This may be a separate plat note or it can be included in the Owner's dedication).	3.3.1 & C2 (2000) 5.17 & C4 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	If this plat is located in an area where Williamson County Commissioner's Court will approve the plat, include a signature block for Commissioner's Court approval.	3.3.6 & C4 (2000) 5.25 & C5 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	On all plats, include a signature block for County Clerk's certification.	3.3.6 & C5 (2000) 5.25 & C6 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	The County Judge's approval and the County Clerk's certification shall be located in the lower right hand corner of the last sheet of the plat with the County Clerk's approval being last. These two signatures shall be obtained after approval by the Williamson County Commissioner's Court.	3.3.6 & C5 (2000) 5.25 & C6 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	If any lot within the plat will be served by a well or an on-site sewage facility, include a signature block for Williamson County and Cities Health District (WCCHD).	3.3.14 & C6 (2000) 5.28 & C7 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	Along rural roads, where rural mailboxes are in use, add the required plat note for mailbox requirements.	C7 (2000) 5.29 & C8 (2013)
	<input type="checkbox"/>		Show the length of each new street and its design speed .	3.3.7 (2000) 5.26 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	If the plat is located within the ETJ of a city, add the signature block for the Williamson County Floodplain Administrator's approval per Appendix C9 of the 2013 Regulations. (Note: Floodplain administration is not covered by interlocal agreements. If the plat is going to the Williamson County Commissioners Court for approval, do not include the signature block).	5.30 & C9 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	If the plat is located in an area addressed by the county, add a signature block for the Williamson County 911 Addressing Coordinator per the note in Appendix C11 of the 2013 Regulations.	3.3.16 (2000) 5.32 & C11 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	A letter of serviceability from an entity or entities providing water service.	3.3.9 (2000) 5.36 (2013) §232.003 (6) (LGC)
	<input type="checkbox"/>	<input type="checkbox"/>	If water service is to be by private wells, include a plat note that says all lots will be served by private, on-site wells.	5.36 (2013)

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	FYI	FYI	A person may not file for record or have recorded in the county clerk's office a plat or replat of a subdivision of real property unless the plat or replat has attached to it an original tax certificate from each taxing unit with jurisdiction of the real property indicating that no delinquent ad valorem taxes are owed on the real property. The person must also execute an affidavit that the property described in the plat is within the tract described in the certificates.	3.3.10 (2000) L.3 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	If there are any sight easements are needed, add the following plat note: NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.	
	<input type="checkbox"/>	<input type="checkbox"/>	If this plat is located in the Liberty Hill ETJ, and especially if it's located within the Liberty Hill water or wastewater district, add a signature block for plat approval by the City of Liberty Hill, as follows: THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES. _____ < NAME > DATE CITY OF LIBERTY HILL, TEXAS	
		<input type="checkbox"/>	For replats, add the following note to the plat: THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF <u><name of plat></u> , AS RECORDED IN DOCUMENT <u>< document number></u> IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.	
			Right-of-Way	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show and dimension survey ties across all existing right-of-way located adjacent to the boundary of the subdivision.	3.3.15 (2000) 4.11 (2013)
<input type="checkbox"/>			Show a dimension from the centerline of the existing pavement to the edge of the right-of-way.	4.12 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show the right-of-way width for all proposed roads within and all existing roads abutting the plat.	3.2.2 (2000) 4.10 & 5.7 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	When a proposed subdivision is located adjacent to an existing road, the Owner shall dedicate to the public up to 120 feet in overall width of the right-of-way, as determined by the County Engineer. The Owner may dedicate either the fee ownership in the land or an easement for road, drainage and utility purposes, at the Owners' option.	B3.5 (2000) B3.9 (2013)
<input type="checkbox"/>			Arterial roads shall have a minimum right-of-way width of 80 feet . The required right-of-way with shall be per the Williamson County Long Range Transportation Plan or CAMPO.	B3.1.2 (2000) B3.4.1, B3.4.2 & Appendix G (2013)

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<input type="checkbox"/>			Collector roads shall have a minimum right-of-way width of 60 feet .	B3.2.2 (2000) B3.5.2 & Appendix G (2013)
<input type="checkbox"/>			Local roads shall have a minimum right-of-way width of 60 feet for rural roads and 50 feet for urban streets.	B3.3.1 (2000) B3.6.1, B3.6.2 & Appendix G (2013)
	<input type="checkbox"/>		<p>If landscaping, lighting, fencing, irrigation, etc. is proposed within the right-of-way of any public street, the Owner shall create a mandatory homeowners association with assessment authority that shall be responsible for the maintenance of these features. A license agreement shall be executed between the County and the organization must be in place <u>before final plat approval</u>. Add the following plat note:</p> <p>THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.</p>	5.37 (2013) 7.9 (2013) 5.7 (2000)
			Private Roads / Private Subdivisions	
<input type="checkbox"/>	<input type="checkbox"/>		If the proposed final plat is to be a private subdivision (containing privately maintained roads), the title of the plat shall contain the phrase, "A Private Subdivision".	5.8, 5.33 & 9.2 (2013)
<input type="checkbox"/>	<input type="checkbox"/>		All arterial and major collector roads must be dedicated to the public. Other roads shall be dedicated to the homeowners association.	7.5 (2000) 9.7 (2013)
	<input type="checkbox"/>		<p>The final plat and restrictions must contain a statement that Williamson County will never accept or maintain the roads. Add the following note to the plat:</p> <p>EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.</p>	7.2 & 7.4 (2000) 5.33, 9.3 & 9.6 (2013)
	<input type="checkbox"/>		<p>A property owners association with assessment authority and mandatory membership shall be formed in conjunction with the recording of the final plat. Add the following note to the plat:</p> <p>THE OWNER SHALL CREATE A MANDATORY PROPERTY OWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL PROPERTY OWNERS.</p>	7.3 & 7.7 (2000) 5.33 & 9.4 (2013)
	<input type="checkbox"/>		<p>The plat must contain a statement that the roads shall be maintained to such a standard that will allow emergency vehicles access. Add the following note to the plat:</p> <p>THE ROADS WITHIN THIS SUBDIVISION SHALL BE</p>	5.33 & 9.5 (2013)

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			MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE PROPERTY OWNERS ASSOCIATION.	
	FYI		A sign shall be placed at the entrance of the subdivision clearly stating that the roads in this subdivision are private roads. The location of this sign shall be shown in the construction plans.	7.6 (2000) 9.8 (2013)
	<input type="checkbox"/>		The Owner shall provide a maintenance schedule for the roads to the County Engineer for approval prior to final plat approval.	7.8 (2000) 9.9 (2013)
	FYI		Any Owner that gates the entrances to the subdivision shall provide either a crash gate or a lock box and a letter of approval from all of the affected emergency response agencies stating their approval of full time access to and from the subdivision.	7.9 (2000) 9.10 (2013)
			Roadway Planning and Layout	
<input type="checkbox"/>	<input type="checkbox"/>		Show proposed road names .	4.10 & 5.7 (2013)
<input type="checkbox"/>			Indicate the proposed road designation (i.e., whether the local roads will be public or privately owned).	4.10 (2013)
<input type="checkbox"/>	<input type="checkbox"/>		Arterial and major collector roads required by a roadway plan must be dedicated to the public.	7.5 (2000)
FYI	FYI		The Owner may dedicate either the fee ownership in the land or an easement for road, drainage and utility purposes, at the Owners' option.	2.2 (2000) 5.14 (2013)
<input type="checkbox"/>			For planning purposes: 32 ADT are produced per acre, 8 ADT are produced per lot. (Note: A local road has an ADT less than 1000 (125 lots x 8 ADT = 1000); a residential collector typically ranges 1,000 to 2,000; the ADT a major ADT typically ranges 2,000 to 4,000).	B3.4.1 (2000) B3.3 (2013)
	<input type="checkbox"/>		Any horizontal sight distance easements shown on the preliminary plat must also appear on the final plat.	
<input type="checkbox"/>			No voids may be left within the subdivision with the intent of avoiding responsibility for constructing roads or bridges, nor along the subdivision boundary to avoid connecting with adjacent subdivisions or roads.	B2.1 (2000) B2.1 (2013)
<input type="checkbox"/>	<input type="checkbox"/>		The exclusion from the plat of a road that would provide access to future plats will not be permitted. Lots intended specifically for future roads will not be approved.	B3.1 (2013)
<input type="checkbox"/>			For all streets show centerline tangent lengths and centerline curve data .	3.2.2 (2000) 4.9 (2013)
<input type="checkbox"/>			Roads that are extensions of existing roads must carry the names of those in existence.	B10.1 (2013)
	<input type="checkbox"/>		Road names on the final plat must match the approved preliminary plat, Road names must also match any adjoining stubbed streets from a previously recorded adjacent plat]	
<input type="checkbox"/>			For "knuckles" (90° bends), show the road centerline with a 50 foot radius and minimum 50 foot tangents for both approaches. The outer right-of-way radius shall be 50 feet for urban subdivisions and 60 for rural subdivisions.	Fig. 1-26 (ATCM)
<input type="checkbox"/>			The minimum horizontal curve radius shall be in accordance with AASHTO (180' radius for 25mph; 300' for 30mph; 450' for 35mph;	3.3.3 Eq. 3-8 (AASHTO)

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			667' for 40mph; 900' for 45mph)	
<input type="checkbox"/>			The minimum tangent length separating horizontal curves is 50' for locals, and 100' for collectors.	Table 1-7 (ATCM)
<input type="checkbox"/>			Centerlines must meet at $90^{\circ} \pm 10^{\circ}$ at intersections.	1.3.1 C.2 (ATCM)
<input type="checkbox"/>			The horizontal approach to intersections must be tangent for 50 feet (radius >1000' is OK).	1.3.1 C.2 (ATCM) Table 1-7 (ATCM)
<input type="checkbox"/>			Check the available Stopping Sight Distance (SSD) for driveways .	Fig. 1-6 (ATCM) Table 3-1 (AASHTO) Table 1-1 Case I (ATCM)
<input type="checkbox"/>			Check the available Intersection Sight Distance: (ISD) for intersections . Will a revision to the road layout, or a clear vision easement across certain lots be needed to insure adequate sight distance?	Fig. 1-6 (ATCM) Table 9-6 (AASHTO) Table 1-1 Case II (ATCM)
<input type="checkbox"/>			Unless all lots along a stretch of road have an area of 5 acres or greater, streets that have homes taking direct access onto them shall have a maximum length of 1,500 feet between "stop" conditions. (Note: A stop sign can be used to break up lengths at 4-way intersections only where the cross street section is equal or greater. The through street of a 3-way intersection cannot be stopped. 90° bends are considered a "stop condition").	B2.2 & B2.5 (2000) B2.2 (2013)
<input type="checkbox"/>			Dead end roads should have a length of less than 700 feet .	1.3.2 E (ATCM)
<input type="checkbox"/>			Streets must align with existing streets in adjacent subdivisions, otherwise there shall be a 150' minimum offset between centerlines at intersections (300' for collectors) to allow for left-turn storage between intersections.	B2.1 (2000) B2.1 (2013) 1.3.1 D.4 (ATCM)
<input type="checkbox"/>			Loop streets (i.e., a street that loops back to same street) shall be laid out in accordance with Fig. 1-24.	Fig. 1-24 (ATCM)
<input type="checkbox"/>			Elbow streets (i.e., a street that connects two streets) shall be laid out in accordance with Fig. 1-25.	Fig. 1-25 (ATCM)
<input type="checkbox"/>			For roundabouts and traffic circles , demonstrate that a WB-50 vehicle (school bus, large fire truck, moving van, etc.) can pass through without jumping the curb.	
<input type="checkbox"/>			Dead end streets that end at undeveloped property must be extended to the property lines. They shall end with a temporary cul-de-sac having a 50 foot right-of-way radius, a 40 foot pavement radius, and a 44 foot base radius. If it will have a throat length of more than 150 feet, it shall end with a cul-de-sac having a 60 foot right-of-way radius, a 50 foot pavement radius, and a 54 foot base radius.. Hammerhead design is not allowed.	B2.3 (2000) B3.8.4 (2013) 1.3.2 E & Fig. 1-42a (ATCM)
	<input type="checkbox"/>		For temporary cul-de-sacs , temporary easements shall be established and shown on the final plat for the portions of the cul-de-sac which lie within the boundary of this plat but outside the proposed road right-of-way. Easements which lie outside the boundary of the plat may be in the form of a separate document, but must be recorded prior to construction of any roadway improvements.	B3.8.5 (2013)
<input type="checkbox"/>			All new roadways, both public and private, must connect to an existing <i>public</i> road.	B2.3 (2013)

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			Design Criteria: Arterials
<input type="checkbox"/>			<p>Minimum design speed: 40 mph (under 2000 rules); 45 mph (under 2013 rules)</p> <p>Arterials shall be laid out in accordance with Wilco Long Range Transportation Plan or other arterial roadway plan.</p>
			Design Criteria: Collectors
<input type="checkbox"/>			<p>Collectors: Minimum design speed: 30 mph (under 2000 rules); 35 mph (under 2013 rules)</p>
			Design Criteria: Locals
<input type="checkbox"/>			<p>Locals: Minimum design speed 25 mph</p>
			Design Criteria: All Roads
<input type="checkbox"/>			<p>Streets with a permanent cul-de-sac that are over 150' in throat length (as measured in accordance with Fig 1-40) require a 60' radius cul-de-sac right-of-way, a 54' radius base and a 50' radius to the LOG. For streets having less than a 150' throat length, a 50' radius right-of-way (44' radius base) (40' radius to FOC) is required.</p>
<input type="checkbox"/>	<input type="checkbox"/>		<p>The use of islands with cul-de-sac bulbs is not recommended. However, islands are permitted provided that the bulb has a radius of 60 feet to FOC and the island is designed with a 30' radius measured to FOC. (Note: A license agreement must be established between the MUD and the County for any landscaping, lighting, fencing, irrigation, etc. proposed within the island).</p>
			Mailboxes
<input type="checkbox"/>			<p>Show the location of proposed mailbox kiosks, if utilized. Locations must be approved by the County Engineer. (Note: Mailbox kiosks are not shown on the final plat).</p>
<input type="checkbox"/>			<p>Mailbox kiosks for new subdivisions are not permitted along arterial or collectors, unless specifically approved by the County Engineer.</p>
			Sidewalks
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>If there will be sidewalks as part of this subdivision add the following plat note: ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.</p>
			Driveways
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>The minimum driveway spacing along arterial roads is 100 feet. Where only the minimum allowable spacing is available, add the following plat note to restrict the number of driveway cuts: ONE-WAY "CIRCULAR" DRIVEWAYS SHALL BE PROHIBITED ONTO <u><name of adjacent road></u> .</p>
	<input type="checkbox"/>		<p>Where driveways will be potentially located near road intersections, add the following plat note:</p>

Prelim Plat	Final Plat	Replat		Reference*
			RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.	
<input type="checkbox"/>			Internal road system should minimize driveways and cross streets to existing county or public streets.	B2.4 (2000) B2.4 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If there are any lots in this plat that border on an existing arterial road, they should have access to an internal platted road. If applicable, add the following plat note (modify as necessary): DRIVEWAYS FOR LOTS <u><lot number(s)></u> SHALL CONNECT ONLY TO <u><name of internal platted road></u> AND NOT TO <u><name of adjacent arterial road></u> .	B2.4 (2013)
<input type="checkbox"/>		<input type="checkbox"/>	The minimum driveway spacing along state highways (FM, RM, SH, etc.) is 425 feet. TxDOT defines the spacing as measured edge-edge.	
			Drainage & Detention	
	<input type="checkbox"/>		If <u>off-site</u> detention will be required, surety will be required for the construction of the detention facility prior to beginning construction of the subdivision improvements.	5.1 (2000) 7.1 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	Along all rural roads, where driveway culverts will be required, the certification of a Registered Professional Engineer as to the size of the driveway drainage pipes for each lot in a subdivision <i>must be shown on the plat</i> . The size (18" minimum), length (22' min.) and invert elevations of all driveway culverts must be shown for each lot in a table on the plat and in all deed restrictions. Larger or longer drainpipes shall be installed if necessary to handle drainage based upon a 25-year flow frequency. Use of "dip type" driveways are permitted as long as the grade breaks are less than 15%. Culverts shall include a safety end treatment. (Note: Culverts are not needed if there is storm sewer, if there are "dip-type" driveways, if there are no ditches with a 2% minimum cross slope with or without ribbon curb).	B11.3 to B11.5 (2000) 5.35 & B11.4 (2013)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage easements shall be provided and marked for all drainage courses in and across property to be platted. In general, a "Drainage Easement" shall be a minimum of 20 feet in width and a "Drainage and Underground Utilities Easement" shall be a minimum of 30 feet in width.	B11.7 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	If there will be any commercial lots in the plat, include the following plat note for storm water controls: THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1 <i><per 2000 regulations></i> , SECTION B11.1 <i><per 2013 regulations></i> , ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.	B10.1 (2000) B11.1 (2013)
			Floodplain	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Under the 2000 subdivision regulations, show: 1. the 100-year floodplain per most recent FEMA map, 2. a benchmark tied to the FEMA panel, 3. minimum first floor elevations for each lot adjacent to the floodplain. ALSO show:	3.3.5 (2000)

Prelim Plat	Final Plat	Replat		Reference*
			<p>4. SFHA, as identified by an engineering study for water courses with upstream basins greater than 64 acres, OR</p> <p>5. 100 foot setback from centerline of watercourse, OR</p> <p>6. OSSF building line setback, whichever is greater.</p> <p>It is strongly suggested that, if an engineering study is required, it be provided at the preliminary plan phase to avoid conflicts at the final plat phase.</p>	
	<input type="checkbox"/>	<input type="checkbox"/>	<p>In those cases where a subdivision is “grandfathered” and is <u>not subject to review fees</u> a floodplain Certificate of Compliance cannot be automatically issued by way of a plat note. In these cases, add the following plat note (modified as appropriate):</p> <p>NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A [CERTIFICATE OF COMPLIANCE] [FLOODPLAIN DEVELOPMENT PERMIT] FOR <u><lot number(s)></u> FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.</p> <p>A Floodplain Development Permits is required for any lot that is encroached by a floodplain, regardless of whether there it is encroached by a FEMA-regulated floodplain or a floodplain as determined by an engineering study.</p>	5.31 & C10 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	<p>In those cases where a subdivision is <u>subject to review fees</u>, a portion of the review fee is intended to cover the cost of issuing a Certificate of Compliance for all applicable lots. This note will obviate the need for each homeowner/builder to obtain a Certificate of Compliance. In such cases, the following note would apply (again, modify as appropriate):</p> <p>A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION [EXCEPT FOR <u><lot number(s)></u>]. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA. [A FLOODPLAIN DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR LOTS <u><lot number(s)></u> PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT.]</p>	Not yet a part of the WCSR, but now being enforced for all new plats with fees.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Show the location, zone classification and panel effective date of the 100-year floodplain per FEMA.	4.19 (2013) 5.20 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	<p>If there is a FEMA Zone A (unstudied) floodplain within this plat, or if there is a water course with 64 acres of upstream area, indicate:</p> <ul style="list-style-type: none"> the extent of the 100-year floodplain as determined by an engineering study, sufficient to establish a Base Flood Elevation (BFE), and a minimum first floor elevation (FFE) for each lot adjacent to the floodplain, and the basis of the minimum FFE, and a copy of the electronic HEC-HMS/HEC-RAS model 	5.21 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	Where a Zone AE exists, the BFE established by the associated FEMA-published flood study may be substituted for the engineering study.	5.22 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	Show a minimum FFE for each lot adjacent to the floodplain, as 1 foot higher than the highest spot within 5 feet outside building perimeter, or	5.23 (2013)

Prelim Plat	Final Plat	Replat		Reference*
			1 foot above the BFE, whichever is higher. (Note: This is required <u>regardless</u> of whether the BFE is based on a FEMA-regulated floodplain or from an engineering study.)	
	<input type="checkbox"/>	<input type="checkbox"/>	Where minimum first floor elevations are established and shown on the plat, add the following plat note that indicates how the minimum FFE's were established. As an example: THE MINIMUM FIRST FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY <u><name of firm></u> , PROJECT NO. _____, DATED _____, 201__.	
	<input type="checkbox"/>	<input type="checkbox"/>	If there are any areas that include a 100-year floodplain, establish and show a benchmark.	5.24 (2013)
	<input type="checkbox"/>	<input type="checkbox"/>	On all plats, include the development note from Appendix C10 regarding the minimum finished floor elevation: THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.	5.31 & C10 (2013)

*Reference:

2000 = Williamson County Subdivision Regulations (adopted February 1, 2000)

2013 = Williamson County Subdivision Regulations (adopted August 20, 2013)

AASHTO = American Association of State Highway and Transportation Officials

ATCM = City of Austin Transportation Criteria Manual

TxDOT = 2004 Texas Department of Transportation Standard Specifications

LGC = Texas Local Government Code