

Master Plat Plan Checklist

Project Name: _____
 Project Contact Name: _____
 Date: _____

Submission of this completed form is a part of the Plat Application. All items should be "checked off" prior to submittal to ensure a complete submittal. If the applicant deems an item to be "Not Applicable" to the proposed development, it shall be marked as "NA" with an explanation.

Not Applicable	Included	Item Description	Notes	Official Use Only		
				Missing	Incomplete	Code Ref
		Submittal Requirements				
		Completed Application and fees				
		Completed Master Plat-Plan Review Checklist				
		Master Plat. If multiple sheets are required, an overall plan shall be submitted.(See below)				
		Phasing Plan (See below)				
		Master Plat Information Statement (See below)				
		Proposed Utility Service Plan				
		Other documents (if required)				
		Master Plat Checklist				
		Names and addressed of the subdividers, record owner, land planner, engineer and / or surveyor				
		Proposed name of the subdivision				
		Location in relation to the rest of the city and boundaries of proposed subdivision				
		A schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments				
		Proposed major categories of land use showing existing and proposed zoning				
		Proposed number of dwelling units and population densities				
		Proposed and existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments				
		Visibility Easements Shown				
		Location of proposed sites for parks, schools and other public uses as consistent with those shown in the comprehensive plan				

Not Applicable	Included	Item Description	Notes	Official Use Only		
				Missing	Incomplete	Code Ref
		Significant natural drainage features including drainage courses and wooded areas, as delineated on City of Rockwall topographic maps or on any other topographic maps showing equivalent information				
		Significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on City of Rockwall topographic maps, utility company records and city records when such features affect the plan				
		Proposed dedication of land or rights of way for and construction of public improvements, whether on site or off site, intended to serve each proposed phase of the subdivision				
		Phasing Plan				
		Designation of each phase of development within the subdivision, the order of development, and a schedule for the development of each phase of the master plat				
		Master Plat Information Statement				
		A detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development				
		Proposed Utility Service Plan				
		A proposed utility service plan pertaining to sanitary sewers, storm drainage, potable water supply, street lighting, showing general locations of major water and sewer lines, lift stations, and indicating whether gravity or forced systems are planned as well as locations of other major utility infrastructure. Utility infrastructure shall be identified as either public or private				

*******End of Checklist for Master Plat*******