

Traffic (Minor Plats) Checklist

Subdivision Name: _____ Plat No. _____

● Access Management

1. 125' corner clearance (start measuring at PC and PT)
Note: (1 foot Vehicle Non-Access Easement Commercial and Industrial on Arterials.)
If streets are both arterial (Major Thoroughfare Plan 70' - 120' ROW) will have a 1' vehicular non-access easement. (only Commercial and Industrial) and if street in an intersection with arterial and local street (Type A w=30', Type B w=40' and a Collector w=44') will have a 1' vehicular non-access easement. (controlling access for safety) UDC 35-506 (r)(7)(b).
2. Share Cross access-(For zoning NC, O, and C, on arterials <440 feet) (**Note: Owner shall provide shared cross access with adjacent lots. UDC 35-506 (r)(3).** (page UDCV:88)

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1. Check Major Thoroughfare Map for Dedication (If Required) (MTP)
http://www.sanantonio.gov/planning/GIS/map_catalog.asp
 2. Txdot Letter and Txdot Note on Plat
 3. Check PL return (PLR) and Interior angles must be 75 degrees no less.
(Sec 35-506 (table 506-4B, UDCV:65)
 4. Check for location Map at least two arterial/major roads showing (70-120 ROW)
 5. 1:100 scale unless than one-half acre a 1:50 scale may be used
 6. Dimensions on street full ROW to ROW and Half ROW to Centerline at any location if variable or not.
 7. Matchlines and Sheet Index should be provided if more than one sheet
 8. If new easements on adjacent lots required land signature blocks
 9. Vehicle Turnaround note ("Residential lots shall be provided with permanent vehicle turnaround to prevent backing onto the thoroughfare".) If residential lot is < than one (1) acre on an arterials or collector need note. (35-506)(r)(2) p-UDCV:88
 10. No Land Lock acceptable/Fronatage (all lots must front a public or private street (except for PUDS) Look for inbuilt streets adjacent to and stubbed streets ending at property)
35-515(c)(6) /35-515(c)(4) UDCV:125
 11. Flag lots (13' Residential, 16' Commercial one-way street and 28' for a Commercial Two-way street) Section 35-515(h)(1) (page UDCV:126)