

**CITY OF HURST, TEXAS**  
**CONCEPT PLAN APPLICATION**



**GENERAL INFORMATION**

Project Title: \_\_\_\_\_

Name of Record Owners: \_\_\_\_\_

Address of Record Owners: \_\_\_\_\_

Name of Developer: \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Developer: \_\_\_\_\_

Name of Engineer/Planner/Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Engineer/Planner/Surveyor: \_\_\_\_\_

General Location of Property: \_\_\_\_\_

Present Zoning District: \_\_\_\_\_ Zoning Change? **Y** **N** Requested Change: \_\_\_\_\_

Proposed Land Use:

<u>Land Use</u>	<u>No. of Lots or Units</u>	<u>Acres</u>	<u>Building Space (ft<sup>2</sup>)</u>
Single Family	_____	_____	_____
Garden/Patio/Zero-lot Line	_____	_____	_____
Duplex	_____	_____	_____
Townhouses	_____	_____	_____
Triplex/Quadruplex	_____	_____	_____
Multi-Family Condos/Apartments	_____	_____	_____
Office	_____	_____	_____
Retail/Restaurant	_____	_____	_____
Commercial	_____	_____	_____
Warehouse/Showroom	_____	_____	_____
Industrial	_____	_____	_____
Public Street R.O.W	_____	_____	_____
Parks, Public Facilities	_____	_____	_____
Other Land Uses	_____	_____	_____
<b>Total</b>	_____	_____	_____

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**CONCEPT PLAN CHECKLIST:**

The Concept Plan shall be submitted during the Pre-Development Conference with City Staff.

Submit two (2) prints of the Concept Plan. The Concept Plan should be drawn to an engineering scale of 1" = 100' or larger on a sheet 24" x 36".

The following items are required to be shown on the concept plan or submitted with the concept plan for consideration. Please use the boxes at the left to verify the completeness of the information submitted. "N/A" is the abbreviation for "Not Applicable" on this checklist.

INDICATE IF DATA IS:

ON PLAN

N/A

**I. BASIC INFORMATION**

- |       |       |  |
|-------|-------|--|
| _____ | _____ | A. Project Name  |
| _____ | _____ | B. City  |
| _____ | _____ | C. County  |
| _____ | _____ | D. State   |
| _____ | _____ | E. Name, address, and phone number of Owner  |
| _____ | _____ | F. "Concept Plan" Title  |
| _____ | _____ | G. Name, address, and phone number of Engineer/Planner/Surveyor responsible for design |

ON PLAN

N/A

**II. GENERAL SITE INFORMATION**

- |       |       |  |
|-------|-------|--|
| _____ | _____ | A. Acreage of site   |
| _____ | _____ | B. Names of adjacent subdivisions  |
| _____ | _____ | C. Names of streets (existing and proposed)  |
| _____ | _____ | D. Lot and Block Numbers   |
| _____ | _____ | E. Aerial imagery  |
| _____ | _____ | F. Existing topography with contour interval not to exceed two (2) feet                        |
| _____ | _____ | G. Locations, names, and widths of adjacent and/or intersecting streets, alleys, and easements |
| _____ | _____ | H. Label all proposed easements and note if dedicated to the City or private.                  |
| _____ | _____ | I. Current and proposed property boundary lines  |

ON PLAN

N/A

**III. INTERIOR DETAILS**

- |       |       |   |
|-------|-------|---|
| _____ | _____ | A. Show and label approximate shape and placement of buildings  |
| _____ | _____ | B. For each building, label proposed use and building height (# of stories)   |
| _____ | _____ | C. Existing natural features on property (FEMA Special Flood Hazard Areas, existing ponds, tree canopy limits, hydrologic soil groups A or B) |
| _____ | _____ | D. Areas of existing and proposed impervious cover  |

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**CONCEPT PLAN CHECKLIST: (cont.)**

- |                |            |      |   |
|----------------|------------|------|---|
|                |            |      | E. Areas of existing and proposed pervious cover (including landscaping areas)      |
| <u>ON PLAN</u> | <u>N/A</u> | IV.  | STREETS   |
|                |            | A.   | Show and dimension approximate ROW and/or easement widths for existing and proposed |
|                |            | B.   | Show points of access   |
|                |            | V.   | WATER AND SEWER   |
|                |            | A.   | Existing water lines shown (location, material type, and size)                      |
|                |            | B.   | Existing sanitary sewer lines shown (location, material type, and size)             |
| <u>ON PLAN</u> | <u>N/A</u> | VI.  | ON SITE AND OFF SITE DRAINAGE   |
|                |            | A.   | Existing drainage facilities  |
|                |            | B.   | Conceptual location and types of drainage facilities                                |
|                |            | C.   | Discuss proposed means of meeting water quality requirements (sites >1 acre)        |
|                |            | D.   | Discuss watershed location and availability of existing hydrologic models           |
| <u>ON PLAN</u> | <u>N/A</u> | VII. | DRAFTING DETAILS  |
|                |            | A.   | Date  |
|                |            | B.   | Scale   |
|                |            | C.   | North Arrow (shown pointing up or to the right)                                     |
|                |            | D.   | Small scale location map  |

Owner/Developer Signature \_\_\_\_\_

Consulting Engineer Signature \_\_\_\_\_

<u>FOR CITY USE</u>		
Received By: _____	Date: _____	Time: _____
Date of Pre-Development Conference: _____		
Reviewed By: _____	Date: _____	