

CITY OF HURST, TEXAS
FINAL PLAT (REPLAT) APPLICATION



GENERAL INFORMATION

Project Title: _____

Name of Record Owners: _____ Phone: _____

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: _____

Zoning Change Case File No.: _____ Rezoning Exhibit/Checklist Submitted: **Y N** Date: _____

Proposed Land Use:

<u>Land Use</u>	<u>No. of Lots or Units</u>	<u>Acres</u>	<u>Building Space (ft²)</u>
Single Family	_____	_____	_____
Garden/Patio/Zero-lot Line	_____	_____	_____
Duplex	_____	_____	_____
Townhouses	_____	_____	_____
Triplex/Quadruplex	_____	_____	_____
Multi-Family Condos/Apartments	_____	_____	_____
Mobile Homes	_____	_____	_____
Office	_____	_____	_____
Retail/Restaurant	_____	_____	_____
Commercial	_____	_____	_____
Warehouse/Showroom	_____	_____	_____
Industrial	_____	_____	_____
Public Street R.O.W	_____	_____	_____
Parks, Public Facilities	_____	_____	_____
Other Land Uses	_____	_____	_____
Total	_____	_____	_____

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FINAL PLAT (REPLAT) CHECKLIST:

The City of Hurst is accepting only digital PDF plat submissions with the application. The final plat should be drawn to an engineering scale of 1" = 100' or larger on a sheet 24" x 36", borders not to exceed 22"x34".

After the plat has been approved, the City will still require two (2) full scale mylars of the final plat.

Replat Requirements

Approval of platting under the replat (short form) procedure eliminates the necessity for a preliminary plat as required by the Subdivision Ordinance of the City of Hurst. The proposed plat or replat must adhere to the stipulations set forth in Section 21 of the Subdivision Ordinance in order to qualify for the replat (short form) procedure.

The following items are required to be shown on the final plat/replat or submitted with the final plat/replat 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.

REQUESTING:

Replat (Short Form): The correction or adjustment of an existing plat filed with Tarrant County.

Instrument number of the most recently filed plat on the subject property: _____

Final Plat (Short): Original platting of property

INDICATE IF DATA IS:

<u>ON PLAT</u>	<u>N/A</u>	
_____	_____	I. BASIC INFORMATION
_____	_____	A. Subdivision Name, City, County, and State
_____	_____	B. Final Plat" or "Replat" Title
_____	_____	C. Specify if the property is in or out of the flood zone and reference FEMA FIRM map number and date.
_____	_____	D. Legend to identify abbreviations
_____	_____	E. Name, address, and phone number of Owner and/or lien holders
_____	_____	F. Surveyor's statement note with surveyor name and license number
_____	_____	G. Name, address, phone number, and firm registration number of Surveyor responsible for the Plat
<u>ON PLAT</u>	<u>N/A</u>	II. IDENTIFICATION
_____	_____	A. Name(s) of adjacent subdivisions
_____	_____	B. Survey name, abstract number, and tract designation of adjacent unplatted property
_____	_____	C. Names of streets (existing and proposed)
_____	_____	D. Lot and Block Numbers
<u>ON PLAT</u>	<u>N/A</u>	III. SURVEYING
_____	_____	A. Boundary survey of plat (bearings and distances)
_____	_____	B. Reference to original survey or previous subdivision
_____	_____	C. Locations, names, and widths or adjacent and/or intersecting streets, alleys, and easements. Tie two (2) corners on opposite side of adjacent streets to establish actual street right-of-way width.
_____	_____	D. Label all easements and note if they are private or dedicated to the City. Show all required visibility easements.
_____	_____	E. Reference the location of all surrounding subdivisions, tracts, etc.

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FINAL PLAT (REPLAT) CHECKLIST: (cont.)

INDICATE IF DATA IS:

ON PLAT N/A

- | | | |
|---------------|---------------|--|
| <u> </u> | <u> </u> | F. Field notes with metes and bounds description |
| <u> </u> | <u> </u> | G. Show state plane coordinates for a minimum of four (4) corners on the subject tract in N.A.D. 1983, Texas North Central Zone 4202 |

ON PLAT N/A

IV. INTERIOR DETAILS

- | | | |
|---------------|---------------|--|
| <u> </u> | <u> </u> | A. Acreage of Site |
| <u> </u> | <u> </u> | B. Dimension and location of all lots, streets, easements, parks, etc. |
| <u> </u> | <u> </u> | C. Existing natural and artificial physical features on property (ditches, creeks, woods, bridges, culverts, etc.) |
| <u> </u> | <u> </u> | D. Detail curve information |
| <u> </u> | <u> </u> | E. Show front and side building setback lines (exterior and interior) |
| <u> </u> | <u> </u> | F. Fire lanes |

ON PLAT N/A

V. DEDICATION BY OWNER

- | | | |
|---------------|---------------|---|
| <u> </u> | <u> </u> | A. Standard City dedication note on plat signed by Owner(s) |
| <u> </u> | <u> </u> | B. Dedication is dated. |
| <u> </u> | <u> </u> | C. Dedication signature notarized |

ON PLAT N/A

VI. LEGAL AND FINANCIAL DETAILS

- | | | |
|---------------|---------------|---|
| <u> </u> | <u> </u> | A. Copy of all deed restrictions pertaining to the subject property |
| <u> </u> | <u> </u> | B. Certificates of all past and current taxes paid on property being platted |
| <u> </u> | <u> </u> | C. Submit cost participation request for proposed public improvements, if applicable. |
| <u> </u> | <u> </u> | D. Escrow agreement and deposit |
| <u> </u> | <u> </u> | E. Copy of Home Owners Association or developer's agreement |

ON PLAT N/A

VII. CERTIFICATION

- | | | |
|---------------|---------------|---|
| <u> </u> | <u> </u> | A. Survey is performed by surveyor licensed in the State of Texas |
| <u> </u> | <u> </u> | B. Monuments shown on plat |
| <u> </u> | <u> </u> | C. Monuments set in field |
| <u> </u> | <u> </u> | D. Standard approval blocks provided for Planning and Zoning and City Council |

ON PLAT N/A

VIII. DRAFTING DETAILS

- | | | |
|---------------|---------------|--|
| <u> </u> | <u> </u> | A. Date |
| <u> </u> | <u> </u> | B. Graphic bar scale |
| <u> </u> | <u> </u> | C. North Arrow (shown pointing up or to the right) |
| <u> </u> | <u> </u> | D. Location Map oriented north and showing at least two (2) nearby major thoroughfares |

ON PLAT N/A

IX. SITE AND LANDSCAPING PLANS (if applicable and available, submit 3 copies)

- | | | |
|---------------|---------------|--|
| <u> </u> | <u> </u> | A. Adheres to the landscape and lot area requirements outlined in the Zoning Ordinance |
|---------------|---------------|--|

FINAL ENGINEERING PLANS CHECKLIST:

If there is engineering work, submit four (4) prints of the Final Engineering Plans. The final engineering plans should be drawn to an engineering scale of 1" = 100' or larger on a sheet 24" x 36". Plans showing profiles shall have an engineering scale of 1" = 40' horizontal and 1" = 4' vertical. City of Hurst Standard Cover Sheet with appropriate information is required on all plan sets.

The following items shall be required, when applicable, for completion of the construction plans. Please use the column on the left to verify the completeness of information submitted. "N/A" is the abbreviation for "Not Applicable" on this checklist.

INDICATE IF DATA IS:

<u>ON PLANS</u>	<u>N/A</u>	
_____	_____	I. STREETS
_____	_____	A. ROW dimension shown for all existing streets
_____	_____	B. ROW dimension shown for all proposed streets <ul style="list-style-type: none"> i. Residential (2 lane undivided, 50 feet) ii. Secondary Collector (2 lane undivided, 50 feet**) iii. Primary Collector (4 lane undivided, 60 feet**) iv. Minor Arterial (4 lane divided, 80 feet) v. Major Arterial (6 lane divided, 120 feet*) ** 10 ft. additional at intersections with collectors * 10 ft. additional per turn lane where more than one turn lane is required
_____	_____	C. Additional street ROW, if required If required, street: _____ Dedication: _____
_____	_____	D. Alignment of proposed street with existing streets (minimum 125 foot offset)
_____	_____	E. Extension of collectors and arterials (Thoroughfare Plan)
_____	_____	F. Final street plans <ul style="list-style-type: none"> i. Minimum pavement thickness for various street widths is in accordance with the most recent revision of the City's Standard Details for Paving. ii. Minimum centerline radius Residential – 200 feet; Collectors – 400 feet; Arterials – 800 feet iii. No street with one point of access should be longer than 500 feet iv. Block length: >290 feet and < 1,200 feet measured centerline to centerline v. Show curbs and other appurtenances for all existing streets
_____	_____	
_____	_____	
_____	_____	
_____	_____	
<u>ON PLANS</u>	<u>N/A</u>	II. WATER AND SANITARY SEWER
_____	_____	A. Existing water lines shown (location, material type, and size)
_____	_____	B. Existing sanitary sewer lines shown (location, material type, and size)
_____	_____	C. Final plans of proposed water distribution mains and services <ul style="list-style-type: none"> i. Provide layout of water system improvements with stationing ii. Fire hydrants shown with 500 foot radius coverage for Residential and 300 foot radius coverage for Commercial and Industrial iii. Provide profile for water mains 12-inch diameter and larger

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INDICATE IF DATA IS:

ON PLANS

N/A

- | | | |
|------------------------------------|------------|--|
| <hr/> | <hr/> | D. Final plans of proposed sewer collection <ul style="list-style-type: none"> i. Provide plan/profile of sanitary sewer mains and services with stationing ii. Manholes to be installed at junctions, bends, and end of lines.
Spacing – 500 feet or less |
| III. ON SITE AND OFF SITE DRAINAGE | | |
| <hr/> | <hr/> | A. Drainage area map <ul style="list-style-type: none"> i. Existing topography ii. Existing on-site drainage facilities iii. Existing off-site drainage facilities iv. Entire drainage area (on-site and off-site) v. Drainage calculations |
| <hr/> | <hr/> | B. Proposed lot and block grading plan <ul style="list-style-type: none"> i. Lots should drain to street or to an improved drainage structure ii. Elevations should be shown at all property corners and tops of curbs |
| <hr/> | <hr/> | C. Proposed drainage facilities <ul style="list-style-type: none"> i. Calculations shown for pipes, inlets, channels, etc. using the City of Hurst iSWM Criteria Manual ii. Calculations shown for streets using the City of Hurst iSWM Criteria Manual iii. Storm sewer plans and profiles |
| <hr/> | <hr/> | D. Erosion and Sediment Control <ul style="list-style-type: none"> i. Provide an Erosion and Sediment Control Plan in accordance with Section 26-183 of the City of Hurst Code of Ordinances ii. Provide a Post Construction Storm Water Management Plan in accordance with Section 26-184 of the City of Hurst Code of Ordinances |
| <hr/> | <hr/> | E. Final plans for meeting water quality requirements (City of Hurst iSWM Criteria Manual Section 3.2) <ul style="list-style-type: none"> i. Option 1: Provide final scoresheet and show locations of practices in the plans. ii. Option 2: Show the types and locations of BMPs proposed with water quality volume calculations. iii. Option 3: Discuss the requirements for approval with the Public Works Director or designee |
| <hr/> | <hr/> | F. Show and label all existing and proposed easements. |
| <hr/> | <hr/> | G. Provide final “downstream assessment report” showing no adverse impacts |
| <hr/> | <hr/> | H. Determination of public or private maintenance for drainage controls |
| <hr/> | <hr/> | I. Maintenance agreement and inspection plan for all drainage control facilities |
| <u>ON PLANS</u> | <u>N/A</u> | IV. FEES AND AGREEMENTS |
| <hr/> | <hr/> | A. Street sign fees – Paid prior to construction permits |
| <hr/> | <hr/> | B. Escrow fees – Paid prior to construction permits (water, sewer, street, etc.) |

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INDICATE IF DATA IS:

ON PLANS N/A

_____ _____ C. Developer participation agreement – Submit with final plat for City Council approval (Paid by City upon project acceptance)

ON PLANS N/A V. MISCELLANEOUS

_____ _____ A. Indicate other utilities (i.e. gas, electric, cable, telephone)

_____ _____ B. Indicate existing and proposed street light locations

FINAL ENGINEERING PLANS CHECKLIST: (cont.)

Owner/Developer Signature _____

Consulting Engineer Signature _____