



# Plat/Replat Checklist

Applicants shall indicate compliance with standards by checking the box adjacent to the standard. Failure to comply with standards could result in rejection of application and/or delay of final plat/replat approval. Applications which do not include all required information and materials, as outlined and per other City development review policies which may change from time to time, will be considered incomplete, shall not be accepted for official submission by the City, and shall not be scheduled on a City Council agenda until the proper information is provided to City officials

## **Plat/Replat Format & General Standards** *(check if provided; indicate NA if not applicable)*

Plats/Replats shall comply with the following graphic format and general standards:

- Sheet size shall be 24" x 36", black and white drawing on bond paper in landscape view. No blue-line copies will be accepted.
- Plat/Replat is clear and legible. Use a variety of line types and line weights. Do not screen information. Indicate plat/replat boundary/limits with heavy/bold line weight. Do not use grey-scale shading. Abandonments may be indicated by stipple or crosshatch shading.
- Permissible scale for plat/replat are engineer scales 1" = 10', 20', 30', 40', or 50'. A 1" = 60' or 100' scale may be used with prior approval. Architectural scales are not acceptable.
- Title block shall be in the lower, right-hand corner of the plat/replat. The title block shall contain: plat/replat type; project name (subdivision name, lot and block designations); gross acreage; city, county and state name; survey and abstract name; and date of preparation.
- Title for replats shall reference subdivision name and recording information of the plat being revised.
- For nonresidential and multifamily developments, title states lot and block designations.
- For single-family and two-family residential development, title states number of residential lots developed at zoning district standards and number of common open space lots.
- Provide 2" x 4" blank area above title block for county recording stamps.
- Label company name, preparer name, address, and phone number of plat/replat preparer (e.g., surveyor, engineer, etc.) in the vicinity of the title block.
- Label company name, contact name, address, and phone number of current property owner in the vicinity of the title block.
- Orient plat/replat so that north is to the top or left-hand side of sheet.
- Provide north arrow, graphic scale, and written scale in close proximity to each other.
- Provide a vicinity map in the same orientation of plat/replat showing subject property, north arrow, scale (or labeled "not to scale"), and adjacent thoroughfares within a one mile radius of site.
- Point of beginning tied to abstract corner if not previously platted or subdivision corner if platted. Indicate on graphic and/or in legal description.
- For property boundary lines, provide distances (to nearest hundredth of feet) and bearings (to nearest second).

### Plat/Replat Format & General Standards *Continued* (check if provided; indicate NA if not applicable)

- For property boundary curves, provide curve lengths, curve radii, and chord lengths (to nearest hundredth of feet), and internal angle and chord bearing (to nearest second).
- Provide legend for abbreviations and line types.
- Label boundary monuments as to type and size and whether found or set for all property corners, points of intersection, and points of curvature/tangency.
- If replat, state purpose of revision (e.g., "The purpose of this replat is \_\_\_\_").
- Provide the following note: "Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates."
- Provide the following note: "Setbacks are set in accordance with current zoning."

### Site Information (check if provided; indicate NA if not applicable)

For the proposed site, provide the following:

- Plat/Replat is consistent with valid plans and plats approved for site.
- Plat/Replat integrates with valid plans and plats approved for adjacent contiguous sites.
- Plat/Replat depicts proposed layout of lots, streets, easements, and rights-of-way (R.O.W.).
- Do not show or label existing or proposed improvements including buildings, landscape areas, parking areas, etc.
- Do not show or label existing or proposed topography.
- Do not show, label, or dimension (width) required landscape edge.
- Show the subdivision boundary in heavy solid line. Label line and curve data to match legal description.
- Show current and proposed property boundaries/lot lines. Label line and curve data. Provide ties and/or intermediate distances as appropriate.
- Label proposed lot and block designations.
- Label lot area for each lot in acres and square feet for non-single-family residential development. For single-family residential development, label lot area in square feet only.
- Show and label existing easements. Provide line and curve data for easement boundaries and tie down easements. Provide recording information. If all or portion of an existing easement is to be abandoned, label "To be abandoned by this plat."
- Show and label easements for Public water, sanitary sewer, and storm sewer utilities. Provide line and curve data for easement boundaries and tie down easements.
- Show and label floodway and drainage easements including access and maintenance easements. Provide line and curve data for easement boundaries and tie down easements.
- For lots adjacent to or containing floodway and drainage easements, label minimum finish floor elevation.
- Show and label storm water quality easements for structural and nonstructural storm water controls/best management practices. Provide line and curve data for easement boundaries and tie down easements.
- Show and label wall maintenance easements for required screening walls. Provide line and curve data for easement boundaries and tie down easements.
- For sidewalks not within R.O.W., show and label sidewalk easements. Provide line and curve data for easement boundaries and tie down easements.
- For electrical/communications utilities not within R.O.W., show and label electrical/communications easements. Provide line and curve data for easement boundaries and tie down easements.

### Site Information *Continued* (check if provided; indicate NA if not applicable)

- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width. Show street centerline and provide line and curve data.
- Label street names (as approved by City of Farmers Branch), and show street name breaks with a diamond shape.
- Show and label corner clip R.O.W. dedications. Provide line and curve data for dedications.
- Show, label, and provide line and curve boundary data for park land dedications. Label area of dedications.

### Adjacent Property Information (check if provided; indicate NA if not applicable)

For properties contiguous to the site and for properties across R.O.W. contiguous to the site, provide the following information within 50 feet of the site boundary and 50 feet of R.O.W. contiguous to the site boundary:

- Show and label properties. For platted properties, show lot lines and label subdivision name, lot and block designation, and plat record information for each lot. For unplatted properties, show parcel lines and label record owner and deed record information for each parcel.
- Do not show or label existing or proposed improvements including buildings, utilities, landscape areas, and parking areas.
- Show all easements. Label as existing or proposed. If existing, provide recording information.
- Show public street and alley R.O.W. Label as existing or proposed. Dimension R.O.W. width and show center lines.
- Label street names.
- Show and label city limit lines, county limit lines, and/or survey (abstract) lines.

### Legal Description & Plat/Replat Language (check if provided; indicate NA if not applicable)

Provide legal description of the land including the following:

- Name of record owner and corresponding deed reference.
- Name of survey, abstract, county, and state.
- Metes and bounds legal description for subdivision boundary. Calls and monumentation match plat/replat graphic.
- Total area of the plat/replat in acres and square feet.

Provide standard City of Farmers Branch plat/replat language for the following (available online):

- General owner's certificate and dedication language.
- Owner signature block and notary block for owner signature.
- Certificate of approval language with signature block and notary block.
- Surveyor certificate language with signature block and notary block.
- Specific dedication language for access, visibility access maintenance (VAM), and/or floodway and drainage easements.

**Other** *(check if provided; indicate NA if not applicable)*

- If public utilities have not been constructed and accepted, provide subdivision improvement agreement and associated surety.
- Submit a list of proposed street names to the Fire Department. Street names must be approved prior to preliminary plat/replat approval.
- For offsite easement and/or R.O.W. dedication (as approved by the City Engineer), provide field notes and other documents necessary for dedication or conveyance.
- Closure sheet showing the difference between the beginning coordinate and the ending coordinate in the legal description. The closure sheet should include the coordinate geometry (COGO) data for all of the calls as well as any error of closure. Provide the error of closure to no more than six decimal places. Typical error should be between 0.00 to 0.02 feet.
- For residential preliminary plats/replats proposing common open space lots and/or common property improvements, provide homeowners association (HOA) conditions, covenants, and restrictions (CCR) for review by the City of Farmers Branch attorneys.