

## Final Plat Review Checklist

**Development:** \_\_\_\_\_

### Chapter 10 – Subdivision Regulation

Complete	N/A	Requirement	Section
<input type="checkbox"/>	<input type="checkbox"/>	Plat Application (See attached)	-
<input type="checkbox"/>	<input type="checkbox"/>	Filing Fee \$400.00 + \$50.00 per acre	-
<input type="checkbox"/>	<input type="checkbox"/>	Letter of transmittal, including street surfacing, drainage, sanitary facilities, and water supply	4.2.1.c
<input type="checkbox"/>	<input type="checkbox"/>	The criteria for use in designing storm sewers, culverts, bridges, drainage channels, and any other drainage facilities shall conform to the latest Storm Drainage Criteria and Design Manual of the City of Fort Worth	8.4.4
<input type="checkbox"/>	<input type="checkbox"/>	Conform to Comprehensive Master Plan/ Zoning Regulations	8.1
<input type="checkbox"/>	<input type="checkbox"/>	Sheet size shall be 8.5" x 11", 8.5" x 14", 11" x 17", or 24" x 36"	5.2.1
<input type="checkbox"/>	<input type="checkbox"/>	Scale of 1" = 100'	5.2.1
<input type="checkbox"/>	<input type="checkbox"/>	Where more than one sheet is required, an index sheet shall be filed showing the entire subdivision	5.2.1
<input type="checkbox"/>	<input type="checkbox"/>	All sheets shall be of the same size	5.2.1
<input type="checkbox"/>	<input type="checkbox"/>	Length and bearing of all straight lines	5.2.2
<input type="checkbox"/>	<input type="checkbox"/>	Radii, arc lengths, tangent lengths, and central angles of all curves	5.2.2
<input type="checkbox"/>	<input type="checkbox"/>	Dimensions along the lines of each lot	5.2.2
<input type="checkbox"/>	<input type="checkbox"/>	Existing boundary lines with accurate distances and bearings of the land to be subdivided – drawn in heavy lines	5.2.3.1
<input type="checkbox"/>	<input type="checkbox"/>	Accurate metes and bounds description including references to the following: <input type="checkbox"/> Section or abstract corners <input type="checkbox"/> Established subdivisions <input type="checkbox"/> Primary control points <input type="checkbox"/> Total acreage being platted	5.2.3.2
<input type="checkbox"/>	<input type="checkbox"/>	When more than one ownership, limits of each owner's land	5.2.3.2

<b>Complete</b>	<b>N/A</b>	<b>Requirement</b>	<b>Section</b>
<input type="checkbox"/>	<input type="checkbox"/>	Location of existing watercourses and other similar drainage features, flood prone land, railroads, highways, and other transportation features	5.2.3.3
<input type="checkbox"/>	<input type="checkbox"/>	True bearings and distances to the nearest established street lines, official monuments or subdivision corner	5.2.3.4
<input type="checkbox"/>	<input type="checkbox"/>	Location and width of existing streets, alleys, easements, rights-of-way, buildings and structures to be retained	5.2.3.5
<input type="checkbox"/>	<input type="checkbox"/>	An accurate location of the subdivision with reference to deed records – including volume and page of deed	5.2.3.6
<input type="checkbox"/>	<input type="checkbox"/>	Name and property lines of adjoining subdivisions and of adjoining property owners – including respective plat or deed references	5.2.4.1
<input type="checkbox"/>	<input type="checkbox"/>	Existing features outside of subdivision - Name and location of adjacent streets, alleys, easements, watercourses, etc.	5.2.4.2
<input type="checkbox"/>	<input type="checkbox"/>	All lines outside of subdivision boundaries to be dashed	5.2.4.3
<input type="checkbox"/>	<input type="checkbox"/>	Lines and names of all proposed streets or other ways or easements to be dedicated to public use	5.2.5
<input type="checkbox"/>	<input type="checkbox"/>	Curve data (delta, length, radius, tangent, point of curve, point of reverse curve, point of tangent) shown on the centerline or on each side of street	5.2.5.1
<input type="checkbox"/>	<input type="checkbox"/>	Length and bearings of all tangents	5.2.5.1
<input type="checkbox"/>	<input type="checkbox"/>	Dimensions from all angle points and points of curve to an adjacent side lot line	5.2.5.1
<input type="checkbox"/>	<input type="checkbox"/>	Distances along side lot lines from the front lot line or the high bank of a stream	5.2.5.2
<input type="checkbox"/>	<input type="checkbox"/>	Traverse line along the edge of all large watercourses in a convenient location, preferably along a utility easement, if paralleling the drainage easement or stream	5.2.5.2
<input type="checkbox"/>	<input type="checkbox"/>	Lines and numbers of all proposed lots and blocks	5.2.6
<input type="checkbox"/>	<input type="checkbox"/>	Bearings of all lot lines	5.2.6
<input type="checkbox"/>	<input type="checkbox"/>	Dimensions for front, rear, and side lot lines	5.2.6
<input type="checkbox"/>	<input type="checkbox"/>	Area of each lot shall be shown	5.2.6
<input type="checkbox"/>	<input type="checkbox"/>	Location of minimum building setback lines from all streets, conforming to the provisions of the Zoning Ordinance	5.2.6
<input type="checkbox"/>	<input type="checkbox"/>	Use and property dimensions of all special reservations identified for the project, including sites for schools, churches, and parks, according to the Master Plan	5.2.7
<input type="checkbox"/>	<input type="checkbox"/>	Description and location of all permanent survey monuments and control points	5.2.8.1

<b>Complete</b>	<b>N/A</b>	<b>Requirement</b>	<b>Section</b>
<input type="checkbox"/>	<input type="checkbox"/>	Suitable primary control points to which all dimensions, bearings, and similar data shall be referred	5.2.8.2
<input type="checkbox"/>	<input type="checkbox"/>	Dimensions shall be shown in feet and decimals of a foot	5.2.8.2
<input type="checkbox"/>	<input type="checkbox"/>	Key map showing relation of subdivision to major thoroughfares in all directions to distance of at least ½-mile	5.2.9
<input type="checkbox"/>	<input type="checkbox"/>	Legend including the name of addition or subdivision	5.2.10
<input type="checkbox"/>	<input type="checkbox"/>	Date	5.2.10
<input type="checkbox"/>	<input type="checkbox"/>	Scale and north arrow	5.2.10
<input type="checkbox"/>	<input type="checkbox"/>	Location of subdivision with reference to original land grant or survey	5.2.10
<input type="checkbox"/>	<input type="checkbox"/>	Abstract number	5.2.10
<input type="checkbox"/>	<input type="checkbox"/>	Name and address of subdivider	5.2.10
<input type="checkbox"/>	<input type="checkbox"/>	Name, address, and seal of surveyor and/or engineer	5.2.10
<input type="checkbox"/>	<input type="checkbox"/>	Dedication deed or certificate of dedication executed by all persons, firms, or corporations owning an interest in the property subdivided and platted	5.2.11.1
<input type="checkbox"/>	<input type="checkbox"/>	Statement and express representation that the parties joining in such dedication deed or certificate of dedication are the sole owners of such tract of land	5.2.11.1.2
<input type="checkbox"/>	<input type="checkbox"/>	An express dedication to the public for public use forever over the streets, alleys, easements, rights-of-way, parks, school sites, and other public places shown on the attached plat	5.2.11.1.3
<input type="checkbox"/>	<input type="checkbox"/>	Positive reference and identification of the final plat of such subdivision, date of plat, and surveyor who prepared the plat	5.2.11.1.4

Complete	N/A	Requirement	Section
<input type="checkbox"/>	<input type="checkbox"/>	<p>Surveyor's Certificate:</p> <p>Know All Men By These Present:</p> <p>That I, _____, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rhome, Texas.</p> <p>(Professional Seal and Date)</p> <p>_____</p> <p>Name, Title, &amp; Registration No.</p>	5.2.11.2
<input type="checkbox"/>	<input type="checkbox"/>	<p>Certificate of approval by the City Council of the City of Rhome:</p> <p>Approved this _____ day of _____, 20__, by the City Council of the City of Rhome, Texas.</p> <p>Mayor</p> <p>City Secretary</p>	5.2.11.3
<input type="checkbox"/>	<input type="checkbox"/>	Special restrictions, other than those given in the regulations are to be imposed by the subdivider	5.2.12
<input type="checkbox"/>	<input type="checkbox"/>	Tax receipts and assessment releases showing that all taxes and all assessments have been paid are to be submitted concurrent with the Plat	5.2.13
<input type="checkbox"/>	<input type="checkbox"/>	Developer shall install all subdivision improvements, or provide cash deposit or other guarantee for the payment of the costs of such installations	5.2.14
<input type="checkbox"/>	<input type="checkbox"/>	Easements for Utilities, if necessary	6.2
<input type="checkbox"/>	<input type="checkbox"/>	No reserved strips of land, except those that are conveyed to the governmental entity having jurisdiction	6.3
<input type="checkbox"/>	<input type="checkbox"/>	Overall neighborhood study plan	6.4

Complete	N/A	Requirement	Section
<input type="checkbox"/>	<input type="checkbox"/>	Complete engineering plans, including: <input type="checkbox"/> Streets <input type="checkbox"/> Alleys <input type="checkbox"/> Curbs and gutters <input type="checkbox"/> Storm sewers and drainage structures <input type="checkbox"/> Water and sanitary sewer improvements	7.2
<input type="checkbox"/>	<input type="checkbox"/>	Adequate drainage and elevations meeting requirements of the flood plain map	7.3
<input type="checkbox"/>	<input type="checkbox"/>	Water supply/Sewage disposal system	7.4, 7.5
<input type="checkbox"/>	<input type="checkbox"/>	Sewer improvements shall be connected to City system	7.5.1
<input type="checkbox"/>	<input type="checkbox"/>	On-site septic system require express approval and inspection by the City	7.5.3
<input type="checkbox"/>	<input type="checkbox"/>	Streets conform to Rhome Thoroughfare Plan and the Design Standards	8.2
<input type="checkbox"/>	<input type="checkbox"/>	When streets are not on Thoroughfare Plan, streets must <input type="checkbox"/> Provide for the continuation of existing streets <input type="checkbox"/> Provide for future access to adjacent vacant areas <input type="checkbox"/> Not conflict in any way with existing or proposed driveways	8.2.2
<input type="checkbox"/>	<input type="checkbox"/>	No Reserve strips	8.2.5
<input type="checkbox"/>	<input type="checkbox"/>	For large lots, give consideration for possible future street openings	8.2.6
<input type="checkbox"/>	<input type="checkbox"/>	Street intersection between 85° and 95°	8.2.8
<input type="checkbox"/>	<input type="checkbox"/>	Street widths in accordance with Thoroughfare Plan	8.2.9
<input type="checkbox"/>	<input type="checkbox"/>	Cul-de-sacs no longer than 600', outside diameter of 80', and street property line of at least 100'	8.2.11
<input type="checkbox"/>	<input type="checkbox"/>	Dead ends no longer than 250', or one lot depth, whichever is greater	8.2.12
<input type="checkbox"/>	<input type="checkbox"/>	Street Names	8.2.13
<input type="checkbox"/>	<input type="checkbox"/>	Coordinate street light locations and installations with power company and the City	8.2.14
<input type="checkbox"/>	<input type="checkbox"/>	Streetlights at a maximum of 600' apart, at intersections, and end of cul-de-sacs	8.2.15
<input type="checkbox"/>	<input type="checkbox"/>	Pavement widths shall be 30' on residential streets with curbs	8.2.17
<input type="checkbox"/>	<input type="checkbox"/>	One point of access in each direction to adjacent property or to a roadway	8.2.18
<input type="checkbox"/>	<input type="checkbox"/>	No less than one entrance for each 50 lots including stubs for future development	8.2.18

Complete	N/A	Requirement	Section
<input type="checkbox"/>	<input type="checkbox"/>	No more than 150 lots for each connection to an existing road	8.2.18
<input type="checkbox"/>	<input type="checkbox"/>	Designated streets not to be private	8.2.19
<input type="checkbox"/>	<input type="checkbox"/>	Alleys optional in commercial and industrial districts. Minimum ROW of 30' and pavement width of 20'	8.2.21
<input type="checkbox"/>	<input type="checkbox"/>	Residential alleys to connect to a subdivision with existing alleys for continuity	8.2.22
<input type="checkbox"/>	<input type="checkbox"/>	Extensions of water and sanitary sewer lines to be approved by City	8.3.3
<input type="checkbox"/>	<input type="checkbox"/>	On-Site Sewer Systems in according to Wise County's <i>Rules and Regulations</i>	8.3.4
<input type="checkbox"/>	<input type="checkbox"/>	Sanitary sewer mains – minimum 6" for residential, 8" for all other development	8.3.5
<input type="checkbox"/>	<input type="checkbox"/>	Underground storm drainage facilities provided where the runoff stormwater and prevention of erosion can be accomplished	8.4.1
<input type="checkbox"/>	<input type="checkbox"/>	Lot size based on the land use district	8.5.1
<input type="checkbox"/>	<input type="checkbox"/>	Corner lots with widths<65' shall be 5' wider than avg. interior lots in the block. Widths<75' adjacent to a major thoroughfare shall be 15' wider than avg. interior lots	8.5.3
<input type="checkbox"/>	<input type="checkbox"/>	Corner lots as key lots shall have front building line on both streets	8.5.4
<input type="checkbox"/>	<input type="checkbox"/>	Lot depth >100'	8.5.5
<input type="checkbox"/>	<input type="checkbox"/>	Lots facing or backing on major streets, shall be at least 10' deeper than average lots facing minor streets	8.5.6
<input type="checkbox"/>	<input type="checkbox"/>	Minimum usable lot depths for lots backing on natural drainage easements shall be >100'	8.5.7
<input type="checkbox"/>	<input type="checkbox"/>	Ratio of depth to width should not exceed 2.5 times	8.5.8
<input type="checkbox"/>	<input type="checkbox"/>	Lots should be rectangular, as practicable	8.5.8
<input type="checkbox"/>	<input type="checkbox"/>	Lot lines should be perpendicular or radial to street frontage	8.5.9
<input type="checkbox"/>	<input type="checkbox"/>	street frontage >40'	8.5.10.1
<input type="checkbox"/>	<input type="checkbox"/>	Double frontage lots are prohibited	8.5.10.2
<input type="checkbox"/>	<input type="checkbox"/>	Each lot should face the front of a similar lot across the street	8.5.10.3
<input type="checkbox"/>	<input type="checkbox"/>	Lots numbered consecutively within each block	8.5.11
<input type="checkbox"/>	<input type="checkbox"/>	Block lengths <1,320' in length	8.6.1

Complete	N/A	Requirement	Section
<input type="checkbox"/>	<input type="checkbox"/>	Block width wide enough to allow 2 tiers of lots within a block, width >220'	8.6.2
<input type="checkbox"/>	<input type="checkbox"/>	Crosswalk easements of 15' in width across blocks exceeding 800' in length	8.6.3
<input type="checkbox"/>	<input type="checkbox"/>	Blocks to be numbered consecutively within overall Plat	8.6.4
<input type="checkbox"/>	<input type="checkbox"/>	Building lines along all streets	8.7
<input type="checkbox"/>	<input type="checkbox"/>	Minimum building line setbacks, as per Zoning Ordinance	8.7
<input type="checkbox"/>	<input type="checkbox"/>	Easements not less than 10' on each side of rear and side lot lines	8.8.1
<input type="checkbox"/>	<input type="checkbox"/>	Drainage easement for watercourses, drainage way, or channel	8.8.3