

REPLAT CHECK LIST PLANNING SERVICES DIVISION



**BEFORE SUBMITTING AN APPLICATION, PLEASE CONTACT THE TOWN'S
PLANNING SERVICES DIVISION AT PLANNING@FLOWER-MOUND.COM OR 972-874-6350.**

REPLAT SUBMITTAL REQUIREMENTS

INITIAL SUBMITTAL REQUIREMENTS (upload PDFs):

1. Letter signed by the property owner(s) indicating their consent:

If the property owner information does not match the Denton Central Appraisal District and/or Tarrant Appraisal District record, the information verifying the change in ownership (purchase of the property) must be provided.

2. Tax certificate(s):

Submit current tax certificate(s) indicating all taxes for the subject property have been paid to the current year. Tax statements in PDF format from Denton County or Tarrant County websites are acceptable in lieu of the original certificate(s).

- a. Denton County Tax Assessor/Collector: www.dentoncounty.gov
- b. Tarrant County Tax Assessor/Collector: www.tarrantcounty.com

3. Letter of Intent:

The Letter of Intent should:

- a. specify existing zoning district(s);
- b. define the acreage of the development;
- c. indicate the number of proposed lots and common areas;
- d. specify whether or not there is an approved conceptual site plan for the subject property;
- e. state special considerations (i.e. requested waivers, variances, unique characteristics of subject property).

4. Record Plat Package:

Upload in the following order:

- a. Replat (1 PDF containing all Replat sheets)
- b. Landscape/Screening Plans (1 PDF containing all Landscape/Screening sheets) – if applicable
- c. Tree Survey (1 PDF containing all Tree Survey sheets) – if applicable
- d. Construction Plans (1 PDF containing all Construction Plan sheets) – if applicable
- e. Mandatory Home Owner's Association Documents (residential) – if applicable

APPLICATION FEES:

For Replats, a nonrefundable plan review deposit of \$250.00 is due at the time of application submittal, must be paid before reviews are assigned, and will be applied towards the total cost of the application. Remaining application balances must be paid prior to or at the time of second submittal uploads.

The Town of Flower Mound Fee Schedule can be found here:

https://www.flower-mound.com/DocumentCenter/View/5048/Planning_Fees-062113?bidId=

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DETAILS FOR REQUIRED PLANS:

The plan drawings shall include, where applicable, but not be limited to, the following requirements, together with any other requirements provided for by the Land Development Regulations or other valid ordinances of the Town of Flower Mound.

1. Replat Plat

Refer to the [Standard Language Format Guide](#) for plat layout and examples of the required information.

- a. **North Arrow:** North arrow shall be provided for plan orientation.
- b. **Scale:** A graphic scale, which must be an engineering scale (not less than 1"=100' unless otherwise approved by the Director of Planning Services).
- c. **Vicinity map:** A vicinity map with the subject site clearly indicated.
- d. **Legend:** A legend for any graphic symbols used.
- e. **Dates:** Date of preparation and subsequent revisions.
- f. **Title:** Proposed subdivision name, including any indication to phases on all plans/drawings.
- g. **Acres:** Total number of acres in the proposed development.
- h. **County:** County or counties in which the development is located.
- i. **Ownership:** Name, address, and phone number of owner and all lenders or lien holders. If owner is a corporation or similar entity, a contact name must be provided.
- j. **Preparation:** Name, address, and phone number of the engineer, surveyor, land planner or architect who prepared the document. If applicant is a corporation or similar entity, a contact name must be provided.
- k. **Applicant:** The applicant's name and address and his/her legal interest in the subject property.
- l. **Control Points; Acres:** The primary control points, or descriptions and ties to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred, shall be placed on the plat. The area of the subdivision, in acres, shall be shown.
- m. **Boundary Lines and Bearings:** Tract boundary lines sufficient to locate the exact area proposed for subdivision, right-of-way lines of streets, easements and other rights-of-way, and property lines of residential lots and other sites; with accurate dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves shall be placed on the plat.
- n. **Streets:** The name and right-of-way width of each street or other right-of-way shall be placed on the plat.
- o. **Easements:** Location and dimensions of all proposed and existing easements (indicating volume and page numbers), both on-site and off-site, shall be placed on the plat. Any proposed off-site easements shall be filed by separate instrument prior to approval of the plat.
- p. **Lot and Block:**
 - 1) **Lot and Block Numbers** identify each lot or site and each block, and the dimensions of lots and blocks, shall be placed on the plat.
 - 2) A [Lot/Block Analysis](#) shall be placed on the plat indicating the square footage or acreage of each proposed lot, the smallest lot size, the largest lot size, the average lot size and the total number of lots in the proposed development.
- q. **Purpose of Sites:** The purpose for which sites, other than residential lots, are dedicated or reserved shall be indicated on the plat.

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- r. **Zoning Setback lines:** Minimum zoning setback lines when required or approved by the Planning and Zoning Commission shall be placed on the plat.
- s. **Monuments:** Location and description of monuments shall be placed on the plat. All plats require a minimum of two (2) coordinated points (to be shown and labeled), one of which has to be the point of beginning and the other at a point for corner. One of these points must be tied to a monument in the Town's geodetic control network. The second point can be tied to a previously filed subdivision corner or from the Town's Geodetic Control Network (Benchmark) – (available for download at: <http://www.flower-mound.com/index.aspx?nid=428>.)
- t. **Adjacent Land:** Name and location of a portion of all adjoining subdivisions shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivision in sufficient detail to show the existing streets, alleys, easements, and adjacent lot lines. Where adjacent land is not subdivided, the owner's name of the adjacent tract shall be shown with the most recently recorded volume and page number from the appropriate County deed records as well as the abstract number.
- u. **Legal Description:** A legal description together with a signed and sealed surveyor's or engineer's certificate, conforming to the form provided in the Town's Standard Language Format Guide, shall be placed on the plat.
- v. **Approval Certification:** Certification of approval by the Planning and Zoning Commission conforming to the form provided in the Town's Standard Language Format Guide, shall be placed on the plat.
- w. **Street Intersections:** The location of the point of intersection and points of tangency of street intersections, and the bearing and distance of each street right-of-way centerline shall be placed on the plat.
- x. **Plat Identification:** A positive reference and identification of the plat and date of plat shall be placed on the plat.
- y. **Dedication in Fee Simple and Certificate:** The property owner's certificate or deed of dedication shall be placed on the plat. The dedication deed or certificate of dedication shall be in fee simple and executed by all persons, firms or corporations owning an interest in the property subdivided and platted, including lenders and lien holders, and shall be acknowledged in the manner prescribed by the laws for the State of Texas for conveyances of real property. The spouse of all married persons executing such dedication deed or certificate of dedication shall join therein unless satisfactory proof be provided showing that the property to be subdivided does not constitute community property or any portion of such party's homestead, in which case the instrument of dedication shall state the fact that the property subdivided and platted does not constitute a part of such party's actual community property or homestead. In the case of surface lien holders, they may execute a subordination agreement subordinating their liens to all public streets, alleys, parks, school sites and any other public areas shown on the plat of such subdivision as being set aside for municipal uses and purposes.

The dedication deed or certificate of dedication shall, in addition to the above requirements, contain the following:

- 1) An accurate description of the tract of land subdivided signed and sealed in accordance with Texas Law.
 - 2) A statement and express representation that the parties joining in such dedication are the sole owners of such tract of land.
 - 3) An express dedication in fee simple without reservation to the Town for municipal purposes of the streets, alleys, rights-of-way, and any other public areas shown on the attached plat.
 - 4) A positive reference and identification of the plat of such subdivision, date of plat, and engineer or surveyor.
 - 5) Dedication language, substantially conforming to the form provided in the Town's Standard Language Format Guide, shall be placed on the face of the plat.
- z. **Other Notifications, if applicable:**

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- 1) **Flood Plain Notification:** Note on the plat whether the property is, or is not, located in the 100-year flood plain.
- 2) **Avigation Easement:** A notation of a blanket "Avigation Easement", if applicable, is required.
- 3) **Oil and/or Gas collection lines:** If there are any oil/gas collection lines located within or affecting the area to be platted, then the plat shall indicate the location and dimension of all oil/gas collection lines, as well as clearly indicate the name of the gas/oil company operating within the lines.

2. Engineering Plans, if applicable:

- a. The Engineering plans must include a copy of the plat and all construction plans.
- b. **Construction plans:** Include all data and calculations related to utilities, drainage or other construction in the subdivision. Also show all existing or proposed surface and subsurface improvements and obstructions.

3. Landscape/Screening Plans, if applicable:

- a. The landscape plans shall meet the provisions of the Land Development Regulations of the Town's Code of Ordinances.
- b. Projects within the Town's Area Plans shall demonstrate consistency with the Town's Urban Design Plan in regard to the landscaping requirements within these areas.
- c. When detailing the Town's landscape requirements, please place the [Landscape Tabulation Chart](#) on the face of the landscape plan(s).
- d. For projects that include open space amenities and detention/retention ponds, details of the proposed landscaping and the materials used will need to be provided.
- e. The landscape plans shall include:
 - the type and location of all proposed landscaping and screening, including any areas to be irrigated;
 - the proposed grading for the site;
 - the location of trails per the Parks and Trails Master Plan and Trail detail;
 - a plan of entryway and common area landscaping, indicating turf areas and noting that all landscaped areas will be irrigated;
 - location of street buffer trees;
 - location of street yard trees, compatibility buffer landscaping, and parking lot trees;
 - a list of all quantities, scientific / common names, and sizes of all plant materials (including turf);
 - a plan showing the location and type of any screening walls/fences, detailed elevations specifically referencing materials;
 - an engineered sectional drawing of any masonry wall showing interior wall construction and anchoring of posts/ columns;
 - if applicable, details of any proposed entryway features and any enhanced landscaped or hardscaped areas.

4. Tree Survey, if applicable:

- a. The location of all specimen trees and historic trees on the subject site.
- b. The location of the trunk and the extent of the canopy spread of each specimen tree and historic tree on the subject site.
- c. A table containing the following information for each specimen tree and historic tree:
 - 1) Tree number;
 - 2) Common and scientific name of each tree;
 - 3) Diameter (DBH) of each tree measured in accordance with Section 94-14 of the Town's tree ordinance;

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- 4) General health/condition of each tree;
 - 5) Average canopy spread;
 - 6) Status (specimen or historic) of each tree;
 - 7) Whether each identified tree will remain or be removed; and
 - 8) Location coordinates (northings and eastings, State Plane – NAD 1983) for each tree.
- d. Each specimen tree and historic tree shall be affixed with a permanent tag bearing the corresponding number on the tree survey. This tag shall be placed on the trunk of the tree, between five and six feet in height on the south face of the tree's trunk.
- e. Each tree survey shall contain a count of all protected trees located on the property.
- f. Each tree survey shall contain a count of all protected trees that will be removed from the buildable area on the property. The phrase "buildable area" is defined in Section 94-32 of the Town's tree ordinance.
- g. Protected trees designated for preservation shall be flagged in a distinguishing manner approved by the Town. In addition, those trees designated for removal shall be flagged in a different distinguishing manner as approved by the Town.
- h. The tree survey must be signed, and stamped or sealed, by a certified arborist, certified forester, or a registered landscape architect.
- i. Each tree survey submitted shall contain:
- one sheet of the tree survey described in points (a) through (g) above;
 - one sheet with the tree survey data overlain with the site information; and
 - one sheet with the site information overlain on an aerial photo for the site.
 - The tree survey shall be on drawings measuring 24" x 36" and shall be drawn to a scale of no less than 100 feet to one inch, unless otherwise approved by the tree preservation and enforcement officer.
 - When necessary the tree survey shall be on several sheets accompanied by an index sheet, showing the entire area of the survey.
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 - Necessary site information includes:
 - The location and dimensions of all existing or proposed public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other public rights-of-way or easements;
 - The location and dimensions of the designated parking area and designated stockpile area required in this subdivision and of any site proposed or anticipated to be proposed for a temporary batching plant permit;
 - The location of all existing or proposed property lines, lot lines, building lines, zoning setback lines and yard requirements, any proposed building footprint or floor plan, and other special relationships or significant features of the proposed development plan, record plat or site plan of the development.
- 5. Mandatory Home Owner's Association Documents**
These will be reviewed by the Town Attorney's office and must be in accordance with the Town's standard format and the requirements of the Land Development Regulations, Mandatory Homeowner's Associations.

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OTHER REQUIREMENTS, IF APPLICABLE:

1. Property Owner Notifications

The fee for property owner notices (sent to adjacent property owners notifying them of the application) is \$2.50 per notice per mailing. Planning Staff will determine who should receive the notice, calculate the fee, and notify the applicant.

This document contains a summary list of requirements for a Replat submittal. The information contained within has been compiled from the Town of Flower Mound Land Development Regulations. Below is a quick reference guide to help navigate to more detailed information.

Code of Ordinances (Land Development Regulations) link:

<http://www.municode.com/resources/gateway.asp?pid=13329&sid=43>

Chapter 90: Article III. Plats

Chapter 32: Engineering Design Criteria & Construction Standards

Master Plan:

<http://www.flower-mound.com/index.aspx?nid=329>

SMARTGrowth Manual:

<http://www.flower-mound.com/index.aspx?nid=945>