

Plat Checklist

Engineering

1. A drainage study in accordance with the Code to the City of Hurst shall be required with this plat. Once staff has reviewed and accepted the drainage study a reproducible copy will be required prior to filing the plat.
2. The final plat shall not be released for filing and no building or work permits shall be issued until the City has approved detailed engineering plans.
3. Two sets of engineering plans showing details of streets, alleys, culverts, bridges, storm sewer, water mains, sanitary sewers and other engineering details of the proposed addition shall be submitted to the Director of Public Works.
4. Plans shall be prepared in digital format by a registered professional engineer licensed to practice in the State of Texas and shall conform to the standard specifications established by the City.
5. The plat shall be submitted electronically to the Public Works Department prior to placement of the final plat on City Council agenda.
6. The plat and all proposed improvements separated on different layers shall be submitted in a format specified by the Public Works Department prior to placement of the final plat on City Council agenda.
7. Construction plans for all improvements are required to show the following:
 - City of Hurst cover sheet.
 - Proposed water distribution system and service connections.
 - Proposed sewage collection system and service connections.
 - Plan and profile of proposed streets, sidewalks, public water, and/or public sewer improvements.
 - Plan and profile of onsite and offsite existing and proposed drainage facilities.
 - Erosion control plan.
 - Trench safety plan.
 - A proposal of the public construction items.
8. All public improvements require a two-year 100% maintenance bond. The public improvements must be accepted by the Public Works Director, which begins the two-year maintenance period, prior to the final inspection and Certificate of Occupancy can be obtained.
9. Proper certification shall be made by a registered civil engineer or land surveyor ascertaining that the plan represents a survey and all necessary monumentation accurately and correctly shown on the plat.
10. After all improvements required of the City have been completed, the City Council will require one set of as-built drawings of all improvements that have been constructed. “As Built” plans shall be submitted as one set of mylar drawings accompanied by an electronic copy. The electronic copy is only for showing the improvements in the City’s GIS system. These electronic plans will not be released to the public for any reasons. Please note the Final Inspection nor the Certificate of Occupancy shall be granted until these “As Built” plans have been received and reviewed.
11. All easements and right-of-ways shown within the property shall be described by distance and bearings and tied to the property corners.
12. Off-site easements may be required and shall be shown on the plat with filing information.

13. Right-of-way shall be dedicated in accordance with the City of Hurst's thoroughfare plan. Show centerline and full right-of-way dimensions for all public streets. The area of dedication for any public street shall be shown on the plat.
14. All street intersections shall provide a minimum ten-foot by ten-foot corner clip. Arterial streets will require a fifteen-foot by fifteen-foot right-of-way corner clip.
15. Sidewalks and access ramps shall be installed on all streets classified as Collector Streets sixty (60) feet of right-of-way or larger and sidewalks and access ramps shall be installed along both sides of streets located within fifteen hundred feet of a school.
16. All public improvements associated with this development will need to be completed and accepted prior to the issuance of any building permits. On single lot construction projects the owner may request in writing concurrent construction of the public and private improvements. If concurrent construction is approved in writing then all public improvements associated with this development will need to be bonded and permitted through the engineering division prior to the issuance of a building permit.
17. Notarized letters of permission from all affected property owners will be required for any off-site improvements, off-site grading, and/or concentration of flows.
18. A minimum of two iron rods on the boundary of the plat shall be tied horizontally and vertically to the City of Hurst GPS.
19. A 10' x 100' visibility easement shall be required at all driveway connections and street intersections. The visibility easement shall be tangent to the right of way.
20. Water services shall not be directly connected to water mains sixteen (16") inches in diameter or greater. Smaller parallel water mains are required for water service connections.
21. Show the limits of the flood plain and the floodway on the face of the plat.
22. A sign off from the franchise utilities will be required on the face of the plat to ensure easements are adequate to provide services to these lots.

Upon final approval, all plats and site plan drawings shall be submitted on electronic format compatible to AutoCAD R.14 or later.