

FINAL PLAT APPLICATION

PROPERTY DESCRIPTION:

Proposed Subdivision Name: THE ENCLAVE AT BEAR CREEK

Blocks and Lots: LOTS 1-16, A, BLOCK G; LOTS 1-8, A, BLOCK H; LOTS 1-10, A, BLOCK I

General Property Location (street name and block number or nearest cross street):
NW Corner of Bear Creek Parkway and Midway Drive

Current Legal Description (abstract and tract number): See Legal Description on Sheet 1 of Final Plat

Acreeage: 15.597 Acres Intended Land Use: Single Family Residential

Current Zoning (including the number of acres contained within each district):
PD (15.597)

Proposed Zoning (including the number of acres to be contained within each district):
PD (15.597)

Are any modifications to public facilities required with this proposed facility? Yes No

PROPOSED BUILDING STATISTICS:

Number of Lots Proposed:		Smallest Lot:	If Residential:
Single Family Lots	<u>34</u>	Lot # <u>L10, Blk I</u>	Number of Units: <u>34</u>
Duplex Lots	<u> </u>	Lot Size: <u>5578 sf</u>	Acres: <u>15.597</u>
Multifamily Lots	<u> </u>	Largest Lot:	Density (Units/Acre): <u>2.18</u>
Commercial Lots	<u> </u>	Lot # <u>L7, Blk I</u>	
Industrial Lots	<u> </u>	Lot Size: <u>11,143 sf</u>	
Other (Specify)	<u>3 Open Space</u>	Average Lot Size:	
TOTAL	<u>37</u>	<u>6,755 sf</u>	

SIGNATURES:

Property Owner/Agent: <u>Lennar Homes Texas Land & Const.</u>	Developer: <u>Same as Owner</u>
Signature: 	Signature: _____
Mailing Address: <u>1707 Market Place Blvd., Suite 210</u>	Mailing Address: _____
City: <u>Irving</u> State: <u>TX</u> Zip Code <u>75063</u>	City: _____ State: _____ Zip Code _____
Telephone () <u>469-587-5206</u>	Telephone () _____
Fax () _____	Fax () _____
Email: <u>David.Auginbaugh@Lennar.com</u>	Email: _____

SIGNATURES:	
<p>Design Engineer or Land Planner:</p> <p>Name: <u>Goodwin and Marshall, Inc. - Brent Caldwell, PE</u></p> <p>Signature: <u></u></p> <p>Mailing Address: <u>2405 Mustang Drive</u></p> <p>City: <u>Grapevine</u> State: <u>TX</u> Zip Code <u>76051</u></p> <p>Telephone () <u>817-329-4373</u></p> <p>Fax () <u>817-329-4453</u></p> <p>Email: <u>bcaldwell@gmcivil.com</u></p>	<p>Surveyor:</p> <p>Name: <u>Goodwin and Marshall, Inc. Bob Henderson, RLPS</u></p> <p>Signature: <u></u></p> <p>Mailing Address: <u>2405 Mustang Drive</u></p> <p>City: <u>Grapevine</u> State: <u>TX</u> Zip Code <u>76051</u></p> <p>Telephone () <u>817-329-4373</u></p> <p>Fax () <u>817-329-4453</u></p> <p>Email: <u>phenderson@gmcivil.com</u></p>
ACKNOWLEDGMENTS	
<p>I, the undersigned, being the property owner of record or representing the property owner of record, hereby make application for approval of the attached Plat or Land Plan.</p>	
<p><u></u></p> <p>Property Owner's Signature</p>	<p><u>7/7/16</u></p> <p>Date</p>
<p>_____ Property Owner's Name, Printed</p>	

OFFICE USE ONLY:				
Fee Paid:	Received By:	Date Received:	Case Number:	H.T.E. Number:
377.00	Mollie	7/8/16	116-09-FP	14-14000008

INFORMATION TO BE INCLUDED ON ALL FINAL PLATS

The Development Services Group WILL NOT REVIEW any drawings that are missing any applicable check list items. Please mark all that apply and submit signed list with the application. Application will not be accepted unless this list is submitted.

Plat Layout

- Title Block near lower right corner, appropriate for the type of Plat
- City approval block
- Names, addresses, telephone and fax numbers of preparer, applicant, property owner
- Signature and seal of Plat preparer (on every submittal)
- North indicator, Graphic scale, Sheet number
- All print is to be 5' on a scale of 1 inch = 50 feet
- Vicinity map to scale
- Boundary of the site, with true bearings to nearest second and distances to nearest hundredth. Exact layout of all arc lengths, radii, deflection angles, chord lengths and bearings, and tangent lengths and bearings.
- Location, size, and purpose of all easements, including but not limited to utilities, drainage, flowage, and emergency access
- Additional documentation necessary for the dedication or conveyance of easements or rights of way as required by the City
- Lot lines with bearings and distances
- Block and Lot designations
- Square feet or acreage of each lot in a table or placed on lots
- Required building setbacks
- Accurate ties to the abstract and survey corners as required by state survey law (commencing)
- Location of correct number of property corners to be monumental (see UDC 84-441 section (5) a). Identify in a table the horizontal control data for each monument required. Include vertical control data at Final Plat.
- Grid bearing and distance to two city control monuments, for at least two separate corner monuments
- True bearing and distance to the nearest established streetline that has know and identifiable point (commencing).
- Special restrictions such as flood way, adjacent minimum finished floor elevations, and perpetual maintenance agreements for floodway and flood plain
- Outline of all property which is offered for dedication to public use, with purpose indicated
- Outline of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision or addition.

Notes, Certifications (as indicated on attachments in this packet)

- Owner's Certificate and Dedication Form
- Engineer/Surveyor Attestation Form
- Impact Fee Table
- Use true bearings on plats and legal descriptions submitted to this city. Place a note that provides the rotational angle and combined scale factor for conversion from true grid to city grid.

- Perpetual Maintenance Agreement statements and filing data for offsite Perpetual Maintenance easements and agreements
- Note stating "Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law and is subject to fines and withholdings of utilities and building permits."
- If property is located east of Euless Main Street, add an Avigation Easement statement and a note stating "This property is within Aircraft Noise Zone B. All noise sensitive uses will be constructed to achieve a 25 decibel reduction from outside to inside."
- Entry easements to allow City inspectors to enter the property being platted for the purpose of inspecting the construction of public improvements, if required by staff

Surrounding Property and Street Information (200 feet around subject property)

- Property lines; existing right of way widths; street intersections, street names, and street center lines.
- Filing data, owner's name, easements by separate instrument, etc.
- True bearing and distance to the nearest established street line (commencing)

PLAT PREPARER'S ACKNOWLEDGEMENT:

I prepared this Plat in accordance with the City of Euless Unified Development Code.

Brent Caldwell
Plat Preparer's Signature

7/2/16
Date

Brent Caldwell
Printed Name

Project Engineer
Printed Title



APPLICATION REQUIREMENTS FOR FINAL PLAT

General Information

A Final Plat is the one official and authentic map of a subdivision of land, prepared from actual field measurement of all identifiable points. All boundaries, corners, and curves of the land division are sufficiently described so that they can be reproduced without additional references. In accordance with Local Government Code Section 212.004, when the owner of a tract of land that is located within a City's limits divides the tract into two or more parts, the owner must make a Final Plat based on the City's development ordinances and the Local Government Code.

Final Plats for subdivisions which create no more than four lots and do not require the creation of a new street or the extension of municipal facilities may be approved by the Director of Planning and Development and the City Engineer as "Minor Plats"; all other Final Plats require approval by the Planning and Zoning Commission (P&Z).

Instructions

1. **Staff Review** All Final Plats will first be reviewed by City staff on the Development Services Group (DSG) for compliance with City codes, regulations, and policies. The following items must be submitted to the Planning and Development Department by noon on Monday in order to be distributed in staff meeting the next day. All plans submitted shall be folded to approximately 8"x9", with the title on top.

Completed application form and check list.

Application fee: **No public improvements required: \$275.00**

Public improvements required: \$275.00 + \$5.00 per acre or \$3.00 per lot (whichever is greater)

Ten (10) 24" X 36" folded and collated copies of the Final Plat

One (1) digital copy of final plat in .pdf format **EMAIL**

Closure calculations of the boundaries of the property

Certificate of Acceptable Public Improvements OR Subdivision Improvement Agreement, signed by the City Engineer

Tax Certificate from Tarrant County.

Tax Certificate from Grapevine-Colleyville Independent School District if the property is located north of Bear Creek.

Signatures of Utility Company representatives on Franchise Utility Company Approval forms.

LOMR documents. - **Submitted to FEMA**

The Plat application is not complete until a "Certificate of Acceptable Public Improvements" or a Subdivision Improvement Agreement is attached by the City Engineer. Staff will review the Final Plat only once before either is received.

2. **Approval** Staff comments are forwarded to the applicant for preparation of a revised submittal. The revised submittal is again reviewed by the DSG, and if it conforms to City codes, regulations, and policies (or includes a request for a variance), it is certified as such. Minor Plats are then forwarded to the Director of Planning and Economic Development and the City Engineer for their signatures. All other Plats are placed on the P&Z agenda. The following items must be submitted to the Planning and Development Department as soon as possible for Minor Plats, and for other plats by noon on Monday 8 days prior to the P&Z meeting:

- Three (3) 24"x36" folded and collated copies
- One (1) – 24"x36" mylars (2, if the applicant wants one to be returned)
- One (1) digital file of the final plat in .pdf format
- One (1) copy of the Owners Certification, Property Description, and Dedication on 8 ½"x11" or 8 ½"x14" paper

Based on the DSG's recommendation, the P&Z makes the final decision of approval, conditional approval, or denial of the Final Plat. Approved Final Plats will be filed by City staff at the County, and one (1) copy of the filed Plat will then be returned to the applicant. **The applicant will be invoiced for any fees charged by Tarrant County for the filing and recording of the plat.**

City of Euless
R E P R I N T
*** CUSTOMER RECEIPT ***

Batch ID: 7/11/16 01 Receipt no: 112265

Year	Number	Type	SvcCd	Description	Amount
2016	14000008	PZ		PLANNING & ZONING PAYMENT	\$377.00

Tender detail
CK Ref#: 18928 \$377.00
Total tendered: \$377.00
Total payment: \$377.00

Trans date: 7/11/16 Time: 15:59:31

THANK YOU FOR YOUR PAYMENT

11e-09-PP