

Preliminary Plat Checklist – Bell County

Subdivision Name _____ Reviewed by: _____ Date: _____

- 201.3a 3 copies of plat & 2 sets of construction plans
- 203.2 Subdivision Owner or Developer name: _____
- 203 P.E. or Surveyor _____
- 203.3 Vicinity or Project Location Map
- 203.4 Dimensions – Lot, Block, Streets, Easements, Building lines.
- 203.5 9-1-1 Street Names approval
- 203.6 Drainage- Bench Mark information
- 203.6 Drainage- Contours – 5' interval
- 203.6 Drainage- 100-yr floodplain shown
- 203.6 Drainage- Sizes of culverts and entrance pipes
- 203.6 Drainage- P.E. certificate and seal for drainage design
- 203.8 Utility- Health Dept. Approval – Sanitary On Site Septic
- 203.8 Utility- Water- Servicing Entity – Approval or adequate ground water certification
- 203.9 Plat- Sheet Size 24" x 36"
- 203.9 Plat- North Arrow
- 203.9 Plat- Date
- 203.9 Plat- Key map - (if on more than 1 sheet)
- 203.9 Plat- Master Plat - (if future additions are planned)
- 203.9 Plat- Scale (use 1" = 100')
- 203.9 Construction set- Scale (use 1"=20'H & 1"=5' V)
- 203.9 Construction set- Typical Section – All Dimensions, pavement layers, ROW
- 203.9 Construction set- Profile Natural and Proposed grades
- 203.9 Construction set- Ditch flow lines
- 203.10 City approval (if in E.T.J.) Name: _____
- A5 Access to Public Road- 50' frontage

Final Plat Checklist – Bell County

Subdivision Name _____ Reviewed by: _____ Date: _____

- 201.3a 3 copies of plat & 2 sets of construction plans
- A5 Access to Public Road- 50' frontage
- 204.1 Location and Accuracy- Lot and block numbers
- 204.1 Location and Accuracy- Street names
- 204.1 Location and Accuracy- All ground dimensions
- 301.1 Setback Lines
- 303. Max Number lots- per access
- 204.1 Location and Accuracy- All survey monuments (pin) and bench mark(s)
- 204.2 Dedication instrument (Subdivision)
- 204.2 Dedication of roads, alleys – (public use)
- 204.3 Certificate of Surveyor
- 204.4 Certificate of Engineer
- 204.5 Certificate of Water System
- 204.6 Certificate of Waste Water
- 204.7 Certificate of City (if in ETJ)
- 204.8 Certificate of Bell County- Judge and Notary block
- 204.9 Road Widening Easements
- 204.10 Owners responsibilities note
- 204.11 Dedication and restrictive covenants- roads and utility easements
- 204.12 Utility Easements- lines on plat shown
- 204.13 Lien free Right-of-Way statement- “All roads & easements...”
- 302.4 Perimeter streets- min ROW
- 204.14 Location of 100 year Flood Plain and FFEs (1'+)(if applicable)
- 204.15 Acreage and length statement- contained in Streets and Roads
- 204.16 Letter of compliance
- 204.17 Survey Ties across existing ROW
- 204.18 Bell County Clerk Approval block
- 204.19 Warranty Bond or Letter of Credit
- 204.20 Bell County Tax Certificate statement- “ No taxes ...”

Utility company approvals- (Electric, Water, Telephone.)

- 201.4b2 Performance or Construction Bond/Letter of Credit
Actual cost of roads & drainage (copy of contract furnished) or
Amount determined by County Engineer as adequate to cover Cost of road and drainage
construction
- 206.5b 10% of cost of road (w/o curb & gutter)
- 206.5a 5% of cost of road (w curb & gutter)
- 304 Soils Testing Report
- 305 Payment for road signs and traffic control devices (Para.305)