

**FINAL PLAT MINIMUM REQUIREMENTS  
(ALL CITY ORDINANCES MUST BE MET)  
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
(Requirements based on field survey and marked by monuments and markers.)**

- 3"x10" blank area in the bottom right corner on each page of your drawings for City of College Stations approval stamps.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
  - Name and address of subdivider, recorded owner, planner, engineer and surveyor.
  - Proposed name of subdivision. (Subdivision name & street names will be approved through Brazos County 911.)
  - Date of preparation.
  - Engineer's scale in feet.
  - Total area intended to be developed.
- North Arrow.
- Subdivision boundary indicated by heavy lines.
- If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- All applicable certifications based on the type of final plat.
  - Ownership and Dedication
  - Surveyor and/or Engineer
  - City Engineer (and City Planner, if a minor plat)
  - Planning and Zoning Commission (delete if minor plat)
  - Brazos County Clerk
  - Brazos County Commissioners Court Approval (ETJ Plats only)
- If submitting a replat where there are existing improvements, submit a survey of the subject property showing the improvements to ensure that no encroachments will be created.
- If using private septic systems, add a general note on the plat that no private sewage facility may be installed on any lot in this subdivision without the issuance of a license by the Brazos County Health Unit under the provisions of the private facility regulations adopted by the Commissioner's Court of Brazos County, pursuant to the provisions of Section 21.084 of the Texas Water Code.
- Location of the 100-Year Floodplain and floodway, if applicable, according to the most recent available data.
- Lot corner markers and survey monuments (by symbol) and clearly tied to basic survey data.
- Matches the approved preliminary plan or qualifies as minor amendments (UDO Section 3.3.E.2).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing

Proposed

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp turn around unless they are shorter than 100 feet. |
| <input type="checkbox"/> | <input type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)              |
| <input type="checkbox"/> | <input type="checkbox"/> | Street offsets and/or intersection angles meet ordinance.   |

Existing

Proposed

- |                          |                          |  |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Alleys.  |
| <input type="checkbox"/> | <input type="checkbox"/> | Easements.   |
| <input type="checkbox"/> | <input type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially).  |
| <input type="checkbox"/> | <input type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |

- Construction documents for all public infrastructure drawn on 24" x 36" sheets and properly sealed by a Licensed Texas Professional Engineer that include the following:
  - Street, alley and sidewalk plans, profiles and sections. One sheet must show the overall street, alley and/or sidewalk layout of the subdivision. (may be combined with other utilities).
  - Sewer Design Report.
  - Sanitary sewer plan and profile showing depth and grades. One sheet must show the overall sewer layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Water Design Report and/or Fire Flow Report.
  - Water line plan showing fire hydrants, valves, etc. with plan and profile lines showing depth and grades. One sheet must show the overall water layout of the subdivision. (Utilities of sufficient size/depth to meet the utility master plan and any future growth areas.)
  - Storm drainage system plan with contours, street profile, inlets, storm sewer and drainage channels, with profiles and sections. Drainage and runoff areas, and runoff based on 5, 10, 25, 50 and 100 year rain intensity. Detailed drainage structure design, channel lining design & detention if used. One sheet must show the overall drainage layout of the subdivision.
    - Detailed cost estimates for all public infrastructure listed above sealed by Texas P.E.
    - Letter of completion for public infrastructure or guarantee / surety in accordance with UDO Section 8.6.
    - Drainage Report with a Technical Design Summary.
    - Erosion Control Plan (must be included in construction plans).
- All off-site easements necessary for infrastructure construction must be shown on the final plat with a volume and page listed to indicate where the separate instrument easements were filed. Separate instrument easements must be provided in recordable form to the City prior to being scheduled for P&Z Commission consideration.
- Are there impact fees associated with this development?  Yes  No  
Impact fees must be paid prior to building permit.
- Will any construction occur in TxDOT rights-of-way?  Yes  No  
If yes, TxDOT permit must be submitted along with the construction documents.

**NOTE:**

1. We will be requesting the corrected Final Plat to be submitted in digital form if available prior to filing the plat at the Courthouse.
2. If the construction area is greater than 5 acres, EPA Notice of Intent (NOI) must be submitted prior to issuance of a development permit.