



Plat Submittal Guide

(updated 12/16/2024)

The City of Murphy accepts four (4) types of plats. A construction plat, a final plat, an amending plat, and a replat. Each of these plats serves a different purpose and have different requirements based on the type of plat. This guide was put together by staff to provide guidance and information on the development processes for these plats.

Construction Plat

A construction plat or preliminary plat as some call them is the beginning of a new development. The construction plat's purpose is to provide preliminary information to the governing body prior to any work taking place. This construction plat will include boundary lines, proposed easement locations, proposed right-of-way dedications, and any other information as required on the construction plat checklist.

To apply for a construction plat one must provide an application, all required documentation, and payment for the plat no later than four (4) weeks prior to the next regularly scheduled Planning and Zoning Commission meeting. These meetings are scheduled in advance and a list of scheduled meetings can be found in the development submittal schedule.

Final Plat

A final plat is submitted for consideration once any work required from the construction plat is completed. The final plat's purpose is to solidify all boundary lines, easements, etc. and file the plat with the governing county. Once the plat is filed the new development is considered legally "created". A final plat must be filed for any new development or subdivision of an existing development.

To apply for a final plat one must provide an application, all required documentation, and payment for the plat no later than four (4) weeks prior to the next regularly scheduled City Council meeting. These meetings are scheduled in advance and a list of scheduled meetings can be found in the development submittal schedule.

Replat

A replat is used for the purpose of modifying an existing final plat to increase the number of lots, or change characteristics of the lot, such as amend deed restrictions.

To apply for a replat one must provide an application, all required documentation, and payment for the plat no later than four (4) weeks prior to the next regularly scheduled City Council meeting. These meetings are scheduled in advance and a list of scheduled meetings can be found in the development submittal schedule. Some replats require a Public Hearing.

Amending Plat

An amending plat/minor plat is used for the purpose of amending an existing final plat. This can be modifying easements or correcting errors. To apply for an amending plat, one must provide an application, all required documentation, and payment for the plat.

An amending plat may be approved administratively in some cases however in the event that it must be approved by the City Council, the amending plat must be provided to staff no later than four (4) weeks prior to the next regularly scheduled City Council meeting. These meetings are scheduled in advance and a list of scheduled meetings can be found in the development submittal schedule.