

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0005)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>PRELIMINARY-FINAL PLAT (Sec. 142-74)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<b>Sec. 142-74 (b) (2)</b> Existing Features inside the Subject Property: <ul style="list-style-type: none"> <li>• Other Features such as Creeks or Abstract Lines</li> </ul>
X	<b>Sec. 142-74 (b) (3)</b> Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> <li>• Streets and Alleys</li> <li>• Easements (including drainage, water, and sewer)</li> <li>• Lot, Block, and Addition Name</li> <li>• Filing Information</li> </ul>
X	<b>Sec. 142-74 (b) (3)</b> Existing Features outside the Subject Property are Ghosted
X	<b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing: <ul style="list-style-type: none"> <li>• Streets and Alleys with Names and Dimensions</li> <li>• Easements with Names and Dimensions</li> <li>• Proposed Street Names</li> </ul>
X	<b>Sec. 142-74 (b) (6)</b> Title Block with: <ul style="list-style-type: none"> <li>• "Preliminary-Final Plat"</li> <li>• Acreage</li> </ul>
X	<b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	<b>Sec. 142-74 (b) (8)</b> Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)
X	<b>Sec. 142-74 (b) (8)</b> Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	Sec. 130-266(1)b.	Platting of property along stream and drainage channels within the 100-year floodplain, based on fully developed watershed conditions, will require dedication of a floodplain easement. The fully-developed 100-year flood plain line and floodplain easement are not currently shown on plat.
<input checked="" type="checkbox"/>	Sec. 130-266(1)d.	Erosion hazard setbacks will be utilized to provide stream bank protection for all streams within the city. In all cases, a buffer shall be created and protected by easement for the determined setbacks. The setback requirement for each stream or channel shall be determined as described in the engineering design manual and shall be shown on the record plat. The channel and the area adjacent to the channel shall be platted as a common area lot to be owned and maintained by the applicable homeowners' association. This common area lot shall encompass all of the erosion hazard setback easement.
<input checked="" type="checkbox"/>	EDM 2.3.C	Sight Distance: Intersection sight distance is provided per this section and visibility easements are provided where the required sight distance is outside public ROW.
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.
<input checked="" type="checkbox"/>	EDM 5.1.A.4	Extensions: Water and wastewater systems shall be sized and extended through the limits of a development to serve adjacent properties.
<input checked="" type="checkbox"/>	EDM 5.1.G	All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.