

EXPLANATION FOR DISAPPROVAL (PLAT2022-0026)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	Sec. 142-106 (b) Screening and buffering of certain residential lots adjacent to streets as shown in Table 1 and Table 2
X	Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
X	Sec. 142-74 (b) (4) New Features inside the Subject Property showing: <ul style="list-style-type: none"> • Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances • Streets and Alleys with Names and Dimensions • Easements with Names and Dimensions • Lots designating Lot Numbers and Blocks and Dimensions • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Proposed Street Names • Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
X	Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> • "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY" • "All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance" <u>OR</u> • "All proposed lots situated entirely outside the City's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance"
X	Sec. 142-74 (b) (7) Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	Sec. 142-74 (b) (8) 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)

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 130-266(1)d.	Erosion Hazard Setback Easement - The common area lot shall encompass all of the EHSE
<input checked="" type="checkbox"/>	EDM 4.2.	Floodplain Development Criteria
<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.
<input checked="" type="checkbox"/>	Sec. 142-76.b(3)	The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements.
<input checked="" type="checkbox"/>	EDM 8.4.D	The plat or separate instrument dedicating the easement shall include a statement of the owner's responsibility for maintenance.
<input checked="" type="checkbox"/>	EDM 5.1.G	Water and wastewater easements shall have a minimum width of 15 feet. Additional easement width shall be provided based on depth and diameter of utilities. The minimum easement width for water and wastewater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line rounded up to the nearest 5 feet.
<input checked="" type="checkbox"/>	EDM 2.3.C	Sight visibility easements may be required during the platting process in order to achieve the values presented in Table 2-2.
<input checked="" type="checkbox"/>	EDM 4.1.C	An approved flood study is needed prior to the submission of the pre-final plat.
<input checked="" type="checkbox"/>	EDM 2.3.A	Only arterial streets and collector streets shall intersect arterial streets.
<input checked="" type="checkbox"/>	EDM 2.7.A	Residential driveways shall not access collectors or arterials.