

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description	
☒	EDM 2.2.H	Temporary of permanent turnarounds required at all dead-end streets with lot frontage. Turn-arounds must be part of the public ROW with a ROW diameter of 100'. Adjust ROW and adjacent lots to match.
☒	EDM 2.3.C	Sigh visibility easements required at intersections containing curvature where needed.
☒	EDM 2.6.E	Commercial driveway must connect off of collector or arterial streets only. Maintain 60' collector section through connection to MF parcel, then taper down to 50' after.
☒	EDM 2.7.A	A minimum of two planned points of public ingress and egress are required to facilitate emergency vehicle access and to distribute traffic through the development. Street network comes to a choke point at Street J/Street L intersection. Second point of access must be provided past this point.
☒	EDM 4.7.C	Storm lines must be discharged at the flow lines of creeks. Discharge outside the buildable lot limits; off-site easements may be required.
☒	EDM 5.1.A	Minimum 15'-wide water easements required for all public water lines. Easement must be located entirely on one side of the lot line or the other. Sanitary sewer mains that are deeper than 10' require additional easement greater than 15' minimum width equal to $Width = 2.5 \times Depth$ , rounded up to nearest 5'. Sewers deeper than 20' require approval from the Director of Engineering.
☒	EDM 5.2.A	Connection to water system along CR 165 south of FM 1461 is a change in pressure plane (920 pressure plane to 850 pressure plane). If allowed by the Director of Engineering to connect to the water system outside of the property's respective pressure plane, the minimum static pressure shall be 50 psi. Booster pump station required per provided water system analysis.

**PLAT2022-0021 Checklist - FIRE**

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Ord. 142-76.b.4</b> Proper easements shown at fire hydrant locations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.1.4</b> Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>2018 IFC C102.1</b> Hydrants shall be spaced along the streets at 500 ft intervals so that all homes are within 250 ft of a hydrant, 200 ft for homes on a dead-end. Not within bulbs of a cul-de-sac.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.1.5</b> Maximum cul-de-sac length shall not exceed 600 ft.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.2.2</b> Roadway widths and radii are adequate for fire apparatus access. Dead-end fire access roads are provided with approved turnaround.