

EXPLANATION FOR DISAPPROVAL (PLAT2021-0064)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (2) Existing Features inside the Subject Property:</p> <ul style="list-style-type: none"> • Streets and Alleys with Width, Name and Filing Information • Easements (including drainage, water, and sewer) with Width, Name and Filing Information • Other Features such as Creeks or Abstract Lines
X	<p>Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <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	<p>Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>
X	<p>Sec. 142-99 (b)(3)(c) Lots that front onto a street shall only back to an alley. No lot shall front and back to a street</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 130-266(1)d.	Erosion hazard setbacks
<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 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"/>	Sec. 130-356	All existing dams located on a property to be developed shall meet the criteria listed below and current TCEQ dam safety standards. If necessary, the property owner or developer shall upgrade existing dams to meet the criteria listed below and current TCEQ dam safety standards.

Plat Checklist – FIRE PLAT2020

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.1 Platted fire lane and mutual access easement widths shall match approved site plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are shown on a curve table
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance C102 Fire hydrant spacing shall be within the prescribed limits of Table C102.14