

EXPLANATION OF DISAPPROVAL SUMMARY (PLAT2022-0076)

PLANNING DEPARTMENT: EXPLANATION OF DISAPPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page:</p> <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	<p>Sec. 142-74 (b) (8) Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 1.9.D	Encroachment agreements from both City of Irving and Bi-Stone Fuel Co. will be required prior to approval of the development permit to construct covering or build pavement crossing over their utility easements
<input checked="" type="checkbox"/>	EDM 2.2.A	Provide street right-of-way and pavement in accordance with the Master Thoroughfare Plan, Table 2-1, and Figure 2-1. Construct 24' of Wilmeth Road pavement, right-turn lanes at driveways, and escrow cost of median opening and left turn lane. Escrow must be finalized prior to approval of future record plat.
<input checked="" type="checkbox"/>	EDM 4.1.G	Provide standard detention pond maintenance notes.
<input checked="" type="checkbox"/>	EDM 5.1.A	All water/sewer must comply with current City Master Plans. Existing Timber Ridge system is out-of-basin from proposed development. Sewer must be extended to southeast per Wastewater Master Plan.
<input checked="" type="checkbox"/>	EDM 5.1.G	Minimum required water easement = 15' centered on line (7.5' each side). Minimum hydrant water easement width = 15', extended 10' behind hydrant. Provide additional easement as needed.
<input checked="" type="checkbox"/>	EDM 5.2.B	All units must be individually metered. Clusters up to 8 meters may be pulled off a single 2" tap to the main.
<input checked="" type="checkbox"/>	EDM 5.2.K	One point of connection to existing water system not sufficient for water quality and fire protection; system must be looped with two points of connection.