

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 2.2.A	Road B will be classified collector; 60' ROW with 20' landscape buffer required. Recommend shifting 15' west if possible to avoid losing lot size, or maintain 60' ROW through intersection with Road M, then neck down to 50' residential ROW. Common area landscape buffers not required along roads classified residential.
<input checked="" type="checkbox"/>	EDM 2.2.A	Minimum collector radius = 350'. Dedicate additional ROW for Road A and Road B as needed to connect to Hardin Blvd and CR 164, respectively. Dedicate ROW for CR 164 along property frontage.
<input checked="" type="checkbox"/>	EDM 2.3.B	Residential roads must intersect within 10 degrees of a 90 degree angle. Adjust intersection alignment to intersect at 100 degrees maximum
<input checked="" type="checkbox"/>	EDM 2.3.D	Dedicate 25x25 corner clips at intersection of Road A and CR 1006 per EDM 2.3.D
<input checked="" type="checkbox"/>	EDM 2.13	TIA Required for development. Please submit to Engineering with first civil plan review.
<input checked="" type="checkbox"/>	EDM 4.1.C	Flood study must be revised to include proposed grading prior to approval of civil plans
<input checked="" type="checkbox"/>	EDM 4.1.I	Dedicate erosion hazard setback and entirety of 100-year fully developed flood plain as easements on the plat.
<input checked="" type="checkbox"/>	EDM 4.7.C	Drainage pipes must discharge at creek flow lines. Shown arrangements will erode off-site properties. Convey storm through Road A via storm main to creek and through common area/Road G
<input checked="" type="checkbox"/>	EDM 5.2.A	Show how CR 164 water line connects back to existing system. Line serves as second point of water connection to subdivision. If line to be constructed by others, line must be approved and permitted prior to approval/permitting of this development. Otherwise, line & connection through Bloomdale/CR 164 back to main in Hardin Blvd or Limousine Pkwy must be constructed with this development
<input checked="" type="checkbox"/>	EDM 5.2.K	Dead-end water mains not allowed. Connect water line to loop system at Road C.

CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0037)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
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) (4) New Features inside the Subject Property showing:</p> <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