

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0158)

| 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"> • Easements (including drainage, water, and sewer) with Width, Name and Filing Information |
| X | <p>Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> • Streets and Alleys • Easements (including drainage, water, and sewer) • Filing Information |
| X | <p>Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted</p> |
| X | <p>Sec. 142-74 (b) (4) New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> • Streets and Alleys with Names and Dimensions • Easements with Names and Dimensions • Lots designating Lot Numbers and Blocks and Dimensions • Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street |
| X | <p>Sec. 142-74 (b) (6) Title Block with:</p> <ul style="list-style-type: none"> • Proposed Addition Name, then Lot(s) and Block(s) • Acreage • Total Number of Lots and Designation and Amounts of Proposed Uses |
| X | <p>Sec. 142-74 (b) (6) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)</p> |
| 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" |
| X | <p>Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p> |

ENGINEERING DEPARTMENT PLAT CHECKLIST

| Not Met | Item Description | |
|-------------------------------------|-------------------------|---|
| <input checked="" type="checkbox"/> | EDM 5.1.G.1 | Water and wastewater easements shall have a minimum width of 15 feet. |
| <input checked="" type="checkbox"/> | EDM 5.1.G.4 | Fire hydrants located outside of ROW or adjacent to water main easements shall be in a 15-foot wide easement along fire hydrant lead. Easement shall extend 10 feet beyond fire hydrant. |
| <input checked="" type="checkbox"/> | EDM 5.1.G.5 | Two inch and smaller water meters serving multi-family residential and non-residential developments shall be in a minimum 5 feet x 5 feet water easement. Meters larger than 2 inches shall be in a minimum 15 feet x 20 feet water easement and shall not be within the ROW. |
| <input checked="" type="checkbox"/> | EDM 5.1.G.9 | Access easements shall be provided to all water and wastewater easements located on private property and not within the ROW. |

Plat Checklist – FIRE PLAT2020-0158

| Met | Not Met | Item Description |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | CoM Fire Ordinance 503.2.1 Platted fire lane and mutual access easement widths shall match approved site plan |
| <input type="checkbox"/> | <input checked="" 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 |