

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0188)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>PRELIMINARY-FINAL PLAT (Sec. 142-74)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<p><b>Sec. 142-74 (b) (3)</b> Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> <li>• Property Lines</li> <li>• Streets and Alleys</li> <li>• Easements (including drainage, water, and sewer)</li> <li>• Lot, Block, and Addition Name</li> <li>• Filing Information</li> </ul>
X	<p><b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> <li>• Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances</li> <li>• Streets and Alleys with Names and Dimensions</li> <li>• Easements with Names and Dimensions</li> <li>• Lots designating Lot Numbers and Blocks and Dimensions</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> <li>• Proposed Street Names</li> <li>• Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street</li> </ul>
X	<p><b>Sec. 142-74 (b) (7)</b> Property within City Limits includes the following notes on each page:</p> <ul style="list-style-type: none"> <li>• "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY"</li> <li>• "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></li> <li>• "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"</li> </ul>
X	<p><b>Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
X	<p><b>Sec. 142-74 (b) (8)</b> Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)</p>
X	<p><b>Sec. 142-74 (b) (8)</b> Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)</p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	EDM 2.2.C	Horizontal Alignment: Street design is appropriate for the design speed per this section and Table 2-1. Exceeding tangent lengths provided.
<input checked="" type="checkbox"/>	EDM 2.3.B.10	Offset Intersections: Offset street intersections are separated by 125' for residential streets and 250' for collector streets.
<input checked="" type="checkbox"/>	EDM 2.3.B.2.	<i>All arterial intersections shall intersect within 5 degrees of 90 degrees. All other intersections shall intersect within 10 degrees of 90 degrees.</i>
<input checked="" type="checkbox"/>	EDM 2.3.B.11.	<i>Residential roadways that have offset intersections must have a minimum of 125 feet distance from centerline to centerline.</i>
<input checked="" type="checkbox"/>	EDM 4.1.C.1.	<i>An approved flood study is needed prior to the submission of the pre-final plat</i>
<input checked="" type="checkbox"/>	EDM 4.2.B a.	<i>a. Residential and non-residential structures are prohibited within the floodplain. Development proposed within a floodplain area must include a Reclamation Plan.</i>