

CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0087)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
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 • Proposed Street Names
X	<p>Sec. 142-74 (b) (7) Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
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"/>	Sec. 130-266(1)d.	Erosion hazard setbacks
<input checked="" type="checkbox"/>	EDM 4.2.	Floodplain Development Criteria
<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"/>	Sec 142-99.c	Property located within any flood plain designation (subsequent to any reclamation) or which is subject to, or required to be designated as, an erosion hazard setback easement or another similarly related easement (hereinafter collectively referred to in this section as "no-build areas") shall be designated in a record plat as a common area or included in and platted as a part of a buildable lot.
<input checked="" type="checkbox"/>	EDM 5.1.G	In residential developments, water and wastewater mains shall not cross residential lots. Water and wastewater easements shall be located completely on one side of a fence or property line.
<input checked="" type="checkbox"/>	EDM 4.10	The fully developed 100-year storm event is conveyed within public right of way or existing drainage and/or floodplain easements.

PLAT2022-0087 Checklist - FIRE

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>	2018 IFC C102.1 Hydrants shall be spaced along the streets at 500 ft intervals so that all homes are within 250 ft of a hydrant, 200 ft for homes on a dead-end. Not within bulbs of a cul-de-sac.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.5 Maximum cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.2 Roadway widths and radii are adequate for fire apparatus access. Dead-end fire access roads are provided with approved turnaround.