

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0021)**

<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) (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> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>
X	<p><b>Sec. 142-74 (b) (8)</b> Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)</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**

Not Met	Item Description	
☒	Sec. 142-41.(b)	Lands remaining within the 100-year floodplain shall be dedicated as an easement Floodplain is required to be encompassed in drainage easement. Figure 4-1 in the EDM provides several scenarios that may be referenced for the locations of the floodplain and EHSB for this tract.
☒	Sec. 142-74.(b)(4)b.	The layout, designations, names and widths of any and all proposed streets, alleys and easements; Show Erosion Hazard Setback easement on plat.
☒	EDM 2.2.C.2.	To promote reduced speeds in residential neighborhoods, C2U roadways with residential frontage and all R2U roadways shall not exceed 600 feet in tangent length between curves, bends, and terminus points measured along the centerline of the roadway.
☒	EDM 2.3.C.2.	Required intersection sight distances are shown in Table 2-2.
☒	EDM 4.1.C.1.	An approved flood study is needed prior to the submission of the pre-final plat
☒	EDM 4.1.I.1.	Erosion Hazard Setback Easement determination is necessary for both the banks of natural streams in which the natural channel is to be preserved and for man-made channels.
☒	EDM 4.2.B a.	a. Residential and non-residential structures are prohibited within the floodplain. Development proposed within a floodplain area must include a Reclamation Plan.
☒	EDM 5.1.G.1	Water and wastewater easements shall have a minimum width of 15 feet. Additional easement width shall be provided based on depth and diameter of utilities. The minimum easement width for water and wastewater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line rounded up to the nearest 5 feet.