

CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0251)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY PLAT (UDC Section 305A)	
Not Met	Item Description
x	UDC Section 305A.3 (c) Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
x	UDC Section 305A.3 (d) New Features inside the Subject Property showing: <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
x	UDC Section 305A.3 (h) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 302-C.3.	In the case that the subdivision shall utilize utilities already constructed through the use of city funds or developer funds, the developer shall pay to the city/developer for the use of such facilities an amount equal to that which would be required to serve the subdivision under the requirements of this Article.
<input checked="" type="checkbox"/>	Sec. 305-A.3.c.	Label existing features on the property and within 200 feet of the property's perimeter including: I. Location, widths, names and filing information of all existing or platted streets, alleys, rights-of-way easements, railroad rights-of-way, and other important features such as creeks, abstract lines; II. Existing easements, including but not limited to sanitary sewer easements, water easements, storm sewer and drainage easements, utility easements, and erosion hazard setback easements; and
<input checked="" type="checkbox"/>	EDM 4.1.G.	Maintenance of Drainage Facilities – All maintenance responsibilities shall be in accordance with the Stormwater Management Ordinance. Drainage facilities that have been dedicated to and accepted by the City are maintained by the City. Private drainage facilities are typically maintained by the property owner on which the facility is located. Some private drainage facilities are owned and/or maintained by a Homeowner's Association. In such cases, this shall be noted on the plat. Not all natural creeks and floodplain areas are owned and maintained by the City. Rather, they are owned and maintained by the property owner on which the creek or floodplain area is located. The existence of a drainage or floodplain easement does not change ownership or maintenance responsibility. Maintenance plans for detention ponds and best management practices (BMPs) are required and shall be in accordance with the Stormwater Management Ordinance.