

**CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0228)**

<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) (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	<b>Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	<b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description	
☒	Sec. 307-B.2.	Easements and rights-of-way for public improvements required by this Article shall be provided as specified by the Engineering Design Manual. Easements for franchise utilities shall be provided as specified by the individual utility company. All utility easements intended for the shared use of franchised utilities shall not be less than 10 feet in width unless located adjacent to a right-of-way.
☒	Sec. 307-C.5.a.	Sanitary sewer systems shall be provided as referenced in the Engineering Design Manual and the Wastewater Collection System Master Plan. Sanitary sewer systems shall be provided to and through the property being subdivided, including in locations along the perimeter of the property line.
☒	Sec. 307-C.6.a.	Water systems shall be provided as referenced in the Engineering Design Manual and the Water Distribution Master Plan. Water systems shall be provided to and through the property being subdivided, including in locations along the perimeter of the property line.
☒	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.