

CONDITIONS OF APPROVAL (PLAT2023-0195)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
x	UDC Section 305B.3.b An exhibit showing the entire proposed subdivision layout on a single page will be required if a multiple page record plat is submitted
x	UDC Section 305B.3(c) Existing Features outside the Subject Property are Ghosted
x	UDC Section 305B.3(g) Property outside City Limits includes the following note on each page: <ul style="list-style-type: none"> •“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 or associated development agreement.”
x	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	Sec. 301-E.1.a. With the exception of conveyance plats, public improvements shall be constructed, at the sole cost of the developer, including all required testing and studies, on the subject property being platted and through to any adjacent properties, as deemed necessary by the Director of Engineering to facilitate the orderly development of the area.
<input checked="" type="checkbox"/>	Sec. 307-C.3. Streets, alleys, sidewalks, and lighting shall be provided as referenced in the Engineering Design Manual. These improvements shall be provided to and through the property, in all directions, being subdivided, including the tracts located along the perimeter of the property line.
<input checked="" type="checkbox"/>	Sec. 307-C.4. Storm sewer and storm drainage facilities shall be provided as referenced in the Engineering Design Manual and as specified in Article 7: Stormwater Management. Storm sewer and storm drainage facilities shall be provided to and through the property being subdivided, including in locations along the perimeter of the property line.
<input checked="" type="checkbox"/>	Sec. 307-C.5.b. On-site sewerage facilities (OSSF, more commonly known as septic systems) shall only be allowed on lots of 1.5 acres or larger, if there is no feasible way to provide a sanitary sewer system to the property, and if approved by the Director of Engineering. In no case shall the net developable area of the lot (the total area less any easements) be less than 1 acre. A review must be conducted by the OSSF permitting authority prior to the filing of a plat where an OSSF has been approved.
<input checked="" type="checkbox"/>	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.