

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0183)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	UDC Section 305B.3(a) Record plat drawn to a scale of 1" = 100' (or as otherwise approved by the Director of Planning)
X	UDC Section 305B.3(d) Location Map to Show All Major Roads within 1,000' of the Subject Property
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: •"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
X	UDC Section 305B.3(g) Owner's Certificate

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
©	EDM 4.10	Detention Basin Design
©	EDM 4.10.B	The following note shall be included on the plat: Minimum maintenance requirements for detention facilities can be found on the Post Construction Stormwater Quality Plan sheet as part of the civil construction plans.
©	UDC Sec 702.C	Future platting along streams and drainage channels within the 100-year floodplain, based on fully developed watershed conditions, will require dedication of a floodplain easement.
©	UDC Sec 702.C	The erosion hazard setback requirement for each stream or channel shall be determined as described in the Engineering Design Manual and shall be shown on the plat.
©	UDC Sec 702.C	The plat language shall identify and obligate the responsible party(s) to address any sediment, erosion, or flooding related issues emanating from the reach of the creek in question that is adversely affecting private property.

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 302-B.1.d.	All public improvements required by this Article must be installed and accepted prior to filing a plat for recordation, unless otherwise specified in an approved facilities agreement or waived by approval of a Variance.
<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.