

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0072)

PLANNING DEPARTMENT PLAT SUMMARY		
Not Met	Item Description	Item Description
<input checked="" type="checkbox"/>	UDC Section 305A.3.c	III. Property lines and names of adjacent subdivisions, parcels, and filing information or ownership information (distinguished from within the property/subdivision by a lighter line weight)
<input checked="" type="checkbox"/>	UDC Section 305A.3.d	III. The layout, designations, names, widths, and accurate dimensions of any and all proposed rights-of-way and easements
<input checked="" type="checkbox"/>	UDC Section 305A.3.h	III. The names and addresses of the owner, developer and land planner, engineer, and/or surveyor, as appropriate
<input checked="" type="checkbox"/>	UDC Section 305A.3.k	Approval certificate with a signature block and date for the approving presiding officer and attesting Board, Commission, or City Secretary in accordance with the final plat requirements

## ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>EDM 4.1.J.1. Storm Drainage Easements – All proposed stormwater facilities that are outside of ROW or existing easements, shall be provided with drainage easement. The following are the minimum requirements for the easements:</p> <p style="padding-left: 20px;">Drainage 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 stormwater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line plus the width of the line, rounded up to the nearest 5 feet. For example, a 48" wastewater main 13 feet deep. The wastewater easement would be <math>(2.5 \times 13 \text{ feet}) + 4 \text{ feet} = 36.5 \text{ feet}</math>, rounded up to the nearest 5 feet = 40 feet. Larger easement widths may be required by the Director of Engineering.</p>
<input checked="" type="checkbox"/>	<p>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. In addition, the minimum easement width shall increase for pipe sizes larger than 36 inch such that there is still 7.5 feet minimum beyond the outer edge of pipe, rounded up to the nearest 5 feet.</p>

**Plat Checklist – FIRE PLAT2023-0072**

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>EDM 5.1.G</b> Water easements shall be dedicated for fire hydrants and dimensions noted on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.1.1</b> Platted fire lane easement dimensions shall be shown on the plat and match the site plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.2.5</b> Platted fire lane radii meet minimum requirements for fire lane width and are indicated on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.1.4</b> Two points of approved fire apparatus access shall be provided for each lot.