

CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0215)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
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**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	SUB 142-6	A development agreement between the City and property owner will be required prior to plat approval for any variances to design standards (extending City water/sewer to site, CR 168 roadway improvements, etc). Need a better understanding of proposed uses before variance will be allowed. Must be limited use (small restroom facility, etc). Variance will not be supported for more intense non-residential uses (larger-scale commercial, industrial, multifamily, etc.). Public infrastructure improvements may be required.
<input checked="" type="checkbox"/>	SUB 142-105	Dedicate 62' ROW for future 6-lane arterial roadway per Master Thoroughfare Plan
<input checked="" type="checkbox"/>	EDM 2.6.D & 2.6.E	Two points of access required with minimum 240' driveway spacing. Not enough frontage along CR 168 for two driveways. Access easement must be dedicated on an adjacent property for two access points
<input checked="" type="checkbox"/>	EDM 5.1.A	Dedicate 15' water easement for future City water line per Water Master Plan