

**CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0111)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL</b>	
<b>FINAL PLAT (UDC Section 305B)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	UDC Section 305B.3(c) Exact Acreage
X	<p>UDC Section 305B.3(g) Property within City Limits includes the following note on each page:</p> <ul style="list-style-type: none"> <li>For lots in the City limits: "All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.";</li> </ul>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description
☒	<p>Sec. 305-B.3.c. All features and necessary data to locate and reproduce the final plat on the ground must be shown on the final plat, including:</p> <p>V. Immediately adjacent properties, including lot and street layouts, and the county filing information. Features situated outside the subdivision shall be appropriately distinguished from features situated within the subdivision;</p> <p>VI. The layout, width, and names of all street and/or alley rights-of-way with the bearings and distances between points of curvature;</p> <p>VII. The length of all arcs, radii, internal angles, points of curvature, length and bearing of the tangents. This data shall be provided on a table keyed to the curves on the final plat;</p> <p>VIII. The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements;</p>
☒	<p>Sec. 702.C.1.c. Detention and retention facilities and all associated appurtenances shall be contained within a drainage easement. The record plat shall include language that obligates the property owner to perform all maintenance of stormwater detention and retention facilities consistent with requirements of the Engineering Design Manual and shall hold the City harmless from and against any damages to persons, to the owner's lot, or any other affected lot arising from such maintenance or lack thereof.</p>
☒	<p>EDM 2.10.D.7. Sidewalk widths vary depending on the roadway classification. The sidewalk width shall be equal to the requirement as shown in Table 2-1. The sidewalks shall be located within the street ROW unless pre-existing physical encroachments (e.g., utility infrastructure or trees) dictate otherwise. Sidewalks may be allowed in landscape areas and pedestrian access easements with the approval of the Director of Engineering.</p>
☒	<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>
☒	<p>EDM 5.1.G All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.</p>

**Plat Checklist – FIRE PLAT2023-00111**

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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.