

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2024-0088)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
x	UDC Section 305B.3(c) Existing Features outside the Subject Property are Ghosted
x	UDC Section 305B.6() Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
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) 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.”

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-A.3.a.	All lots shall have frontage on an existing or proposed public street, unless the lot is part of an approved private street development, in which case lots may front on an existing or proposed private street. Non-residential lots may provide access to an existing or proposed street via a series of mutual access easements connecting lots with no street frontage to a public street.
<input checked="" type="checkbox"/>	Sec. 307-C.5.a.	Sanitary sewer systems shall be provided as referenced in the Engineering Design Manual and the Wastewater Collection System Master Plan. Sanitary sewer systems 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.
<input checked="" type="checkbox"/>	EDM 2.5.A.1.	Left turn lanes shall be provided for all median openings and intersections on divided roadways, and undivided roadway with future median openings.
<input checked="" type="checkbox"/>	EDM 2.5.B.1.	Right turn lanes shall be provided on arterial roadways at all intersecting streets and driveways. All right turn lanes are 11 feet in width. Additional ROW shall be required adjacent to right turn lanes so that there is a minimum of 11 feet of ROW from the back of curb. Right turn storage lengths shall be sized to store the number of vehicles expected to queue in the lane during an
<input checked="" type="checkbox"/>	EDM 2.7.B.4.	Commercial and industrial drives located at existing or future median openings shall have a minimum width of 36 feet to allow for separate exit lanes for left and right turns.

Plat Checklist – FIRE PLAT2024-0088

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