

CONDITIONS OF APPROVAL SUMMARY (PLAT2023-0132)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY PLAT (UDC Section 305A)	
Not Met	Item Description
X	UDC Section 305A.3 (i) Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	UDC Section 305A.3 (c) Existing Features outside the Subject Property are Ghosted
X	UDC Section 305A.3 (k) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	UDC Section 305A.3 (l) Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)
X	UDC Section 305A.3 (m) Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)
X	UDC Section 305A.3 (h) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	UDC Section 305A.3 (k) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
☒	<p>Sec. 305-A.3.c. Existing features on the property and within 200 feet of the property's perimeter including:</p> <p>I. Location, widths, names and filing information of all existing or platted streets, alleys, rights-of-way easements, railroad rights-of-way, and other important features such as creeks, abstract lines;</p> <p>II. Existing easements, including but not limited to sanitary sewer easements, water easements, storm sewer and drainage easements, utility easements, and erosion hazard setback easements; and</p> <p>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)</p>
☒	<p>EDM 2.2.C.2. To promote reduced speeds in residential neighborhoods, C2U roadways with residential frontage and all R2U roadways shall not exceed 600 feet in tangent length between curves, bends, and terminus points measured along the centerline of the roadway.</p>
☒	<p>EDM 2.3.B.2. All arterial intersections shall intersect within 5 degrees of 90 degrees. All other intersections shall intersect within 10 degrees of 90 degrees.</p>
☒	<p>EDM 2.3.C.2. Required intersection sight distances are shown in Table 2-2.</p>
☒	<p>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</p>
☒	<p>EDM 4.8.G. Maintenance Access Requirements - Unobstructed access routes shall be provided to all natural and improved open channels and creeks to allow vehicular access for maintenance. All portions of the maintenance access routes shall be located entirely within drainage easements associated with the creek or channel. The unobstructed access shall extend from the ROW and occur at a frequency of no less than 1,500 linear feet along the channel unless there exists an access route that is contained within a drainage easement on the opposite side of the creek or channel. Access routes along open channels and to/from the ROW shall be a minimum of 15 feet wide with a maximum 8H:1V running slope and a maximum 10H:1V cross slope.</p>

PLAT2023-0132 Checklist - FIRE

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2021 IFC C102.1 Hydrants shall be spaced along the streets at 500 ft intervals so that all homes are within 250 ft of a hydrant, 200 ft for homes on a dead-end. Not within bulbs of a cul-de-sac.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.5 Maximum cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.2 Roadway widths and radii are adequate for fire apparatus access with appropriate radii. Dead-end fire access roads are provided with approved turnaround.