

**CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0039)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>PRELIMINARY-FINAL PLAT (Sec. 142-74)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<b>Sec. 142-74 (b) (3)</b> Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> <li>• Property Lines</li> <li>• Streets and Alleys</li> <li>• Easements (including drainage, water, and sewer)</li> <li>• Lot, Block, and Addition Name</li> <li>• Filing Information</li> </ul>
X	<b>Sec. 142-74 (b) (3)</b> Existing Features outside the Subject Property are Ghosted
X	<b>Sec. 142-74 (b) (6)</b> Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	<b>Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description	
☒	EDM 4.1.C.1.	A review process has been established by the City to provide control of all development activities related to stormwater runoff through natural or manmade facilities. An approved flood study is needed prior to the submission of the pre-final plat.
☒	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 pla
☒	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. This shall include all areas that are otherwise cutoff by tributaries, steep banks, or other obstructions. 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. This may be adjusted by no more than 100 feet to lessen impacts to quality trees or to avoid restrictive slopes. Access routes along open channels and to/from the ROW shall be a minimum of 15 feet wide with a maximum 6H:1V running slope and a maximum 10H:1V cross slope. Access routes shall be kept clear of structures and other equipment, such as HVAC units. Fences are allowed within drainage easements only if they do not block the flow of surface runoff. Also, a 16-foot wide gate (locks to be provided by the City) shall be provided at all fence locations that block vehicular maintenance access routes.

PLAT2022-0039 Checklist - FIRE

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Ord. 142-76.b.4</b> Proper easements shown at fire hydrant locations
<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 building, structure and subdivision.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>2018 IFC C102.1</b> 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"/>	<b>CoM Fire Ordinance 503.1.5</b> Maximum cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.2.2</b> Roadway widths and radii are adequate for fire apparatus access. Dead-end fire access roads are provided with approved turnaround.

# LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

REVIEWER: ADAM ENGELSKIRCHEN

Case # PLAT2022-0039

## LANDSCAPE REVIEW: SCREENING AND BUFFERING OF CERTAIN RESIDENTIAL LOTS (Sec. 142-106)

Not Satisfied	Item Description
X	<b>Sec. 142-106 (b)</b> Buffering shall be provided in the form of a common area wherever a residential lot would otherwise back or side to a street and shall be the minimum width indicated in table 1. Within that common area, screening as indicated in table 2 shall be provided