

CONDITIONS OF APPROVAL CHECKLIST (PLAT2023-0036)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
CONVEYANCE PLAT (UDC Article 3: 305.F)	
Not Met	Item Description
X	UDC Section 305F.4 via UDA Section 305B.3 Existing Features outside the Subject Property are Ghosted
X	UDC Section 305F.4 via UDA Section 305B.3 Proposed Subdivision Plan showing: <ul style="list-style-type: none"> • Lots designating Lot Numbers and Blocks and Dimensions • Rights-of-Way and Dimensions • Easements and Dimensions (existing easements must include filing information) • Floodplain • Proposed Street Names
X	UDC Section 305F.4 via UDA Section 305B.3 Owner's Dedication and Signature Block with Name of Owner Printed

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
☒	Sec. 305-A.3.c.	<p>Existing features on the property and within 200 feet of the property's perimeter including:</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. Show existing water easements along FM 2478 frontage and existing ONEOK gas easements.</p>
☒	Sec. 305-F.4.b.	<p>If a parcel is to be created adjacent to a right-of-way shown on the city's master thoroughfare plan or another existing roadway with insufficient right-of-way based on its classification type, the appropriate amount of right-of-way based on its roadway classification, as defined by the engineering design manual, shall be dedicated to the city via the proposed conveyance plat. Bloomdale Road = P6D roadway (130' ultimate ROW). Dedicate ultimate ROW width with appropriate intersection flares per EDM Figure 2-4</p>
☒	Sec. 305-F.4.c.	<p>If a parcel is to be created adjacent to a hike and bike trail, water line, sewer line, drainage area, or some other public infrastructure as shown by the comprehensive plan, easements of adequate size to accommodate said infrastructure shall be dedicated to the city via the proposed conveyance plat. Continue sewer main easement along creek to serve property to north. Keep sewer line out of main creek channel for ease of maintenance.</p>
☒	EDM 5.1.G	<p>All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement. Remove all 'Utility' easements, and label instead as either water easement or sanitary sewer easement, as needed.</p>