

**CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0082)**

<b>PLANNING DEPARTMENT PLAT SUMMARY</b>		
<b>Not Met</b>	<b>Item Description</b>	<b>Item Description</b>
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	II. One copy of the traverse closure sheet shall accompany the plat
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	VI. The layout, width, and names of all street and/or alley rights-of-way with the bearings and distances between points of curvature
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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; 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
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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;
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	XIV. The official monuments shall be tied at two points into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. State plane coordinates tied to two points on the plat boundary shall be shown on the plat

<input checked="" type="checkbox"/>	UDC Section 305B.3.c	XV. Additional plans and exhibits are required:
<input checked="" type="checkbox"/>	UDC Section 305B.3.g	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."

## ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	<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>X. For all lots located wholly or partially within or immediately adjacent to a flood prone area, a designation of the minimum finished floor elevation allowed as defined by Article 7: Stormwater Management ;</p>
<input checked="" type="checkbox"/>	<p>EDM 4.1.J.1. Storm Drainage Easements – All proposed stormwater facilities that are outside of ROW or existing easements, shall be provided with drainage easement. The following are the minimum requirements for the easements:</p> <p>Drainage easements shall have a minimum width of 15 feet. Additional easement width shall be provided based on depth and diameter of utilities. The minimum easement width for stormwater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line plus the width of the line, rounded up to the nearest 5 feet. For example, a 48" wastewater main 13 feet deep. The wastewater easement would be <math>(2.5 \times 13 \text{ feet}) + 4 \text{ feet} = 36.5 \text{ feet}</math>, rounded up to the nearest 5 feet = 40 feet. Larger easement widths may be required by the Director of Engineering.</p>
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	EDM 5.1.G.4. Fire hydrants located outside of ROW or adjacent to water main easements shall be in a 15 feet wide easement along fire hydrant lead. Easement shall extend 10 feet beyond fire hydrant.
<input checked="" type="checkbox"/>	EDM 5.1.G.5. Two inch and smaller water meters serving multi-family residential and non-residential developments shall be in a minimum 5 feet x 5 feet water easement. Meters larger than 2 inches shall be in a minimum 15 feet x 20 feet water easement and shall not be within the ROW.
<input checked="" type="checkbox"/>	<p>EDM 8.4.G. Required Notes on Record Plat</p> <p>1. Post-Construction BMP maintenance requirements should be summarized and labeled on record plat.</p> <p>a. List the type of permanent BMPs established on site</p> <p>b. Identify the iSWM™ standards or proprietary standards</p> <p>c. List the responsible party for BMP maintenance.</p> <p>d. An easement must be dedicated via plat for all non-structural BMPs.</p>

**Plat Checklist – FIRE PLAT2023-0082**

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