

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0085)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
x	Sec. 142-74 (b) (2) Existing Features inside the Subject Property: <ul style="list-style-type: none"> • Streets and Alleys with Width, Name and Filing Information • Easements (including drainage, water, and sewer) with Width, Name and Filing Information • Other Features such as Creeks or Abstract Lines
x	Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted
x	Sec. 142-74 (b) (4) New Features inside the Subject Property showing: <ul style="list-style-type: none"> • Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances • Streets and Alleys with Names and Dimensions • Easements with Names and Dimensions • Lots designating Lot Numbers and Blocks and Dimensions • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Proposed Street Names • Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
x	Sec. 142-74 (b) (6) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
x	Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> • "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY" • "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" <u>OR</u> • "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"
x	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST		
Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 2.6.B	Right turn lanes shall be provided for all 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.
<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.

Plat Checklist – FIRE PLAT2020-0046

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 503.2.1 Platted fire lane and mutual access easement widths shall match approved site plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are shown on a curve table
<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.