

CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0166)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (2) Existing Features inside the Subject Property:</p> <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	<p>Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
X	<p>Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page:</p> <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	<p>Sec. 142-74 (b) (7) Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
X	<p>Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 2.2.1.2.	<i>Residential lots shall not front onto a collector within 100 feet of the ROW line of the nearest arterial.</i>
<input checked="" type="checkbox"/>	EDM 2.3.B.2.	<i>All arterial intersections shall intersect within 5 degrees of 90 degrees. All other intersections shall intersect within 10 degrees of 90 degrees.</i>
<input checked="" type="checkbox"/>	EDM 2.3.B.11.	<i>Residential roadways that have offset intersections must have a minimum of 125 feet distance from centerline to centerline.</i>
<input checked="" type="checkbox"/>	EDM 2.3.D.1.	<i>Corner clips are a ROW dedication that shall be provided on all corners of an intersection between two thoroughfares or an intersection between an alley and a thoroughfare. ***The corner clip shall have the same dimension on all corners of the intersection, based on the largest classification roadway at the intersection.</i>
<input checked="" type="checkbox"/>	EDM 2.6.C.3.	<i>Roadway designs shall ensure the following access management and connectivity goals are met: 3. Create an internal network of streets, rather than a series of seemingly disconnected roadways; Connect to existing street stubout.</i>
<input checked="" type="checkbox"/>	EDM 4.1.C.1.	<i>An approved flood study is needed prior to the submission of the pre-final plat</i>
<input checked="" type="checkbox"/>	EDM 4.2.B a.	<i>a. Residential and non-residential structures are prohibited within the floodplain. Development proposed within a floodplain area must include a Reclamation Plan.</i>
<input checked="" type="checkbox"/>	EDM 5.1.G.	<i>Easements - All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.</i>

Plat Checklist - FIRE

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.1 Hose lay shall not exceed 150 ft. from a fire apparatus access road.
<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 inadequate for fire apparatus access.