

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

No sureties are associated with this final plat.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Issues

2. Disapproval

Project carries a staff recommendation of disapproval to the FMPC. The location of the sewer line needs to be determined and placed in a sewer easement.

Applicant has the option of deferring this project in writing until the sewer line location can be determined. Contact Ben McNeil or his designee to arrange.

Water/Sewer

General Issues

3. Sanitary sewer

Applicant failed to address issue, applicant shall clarify the existing sanitary sewer shown on this plat. The location of the sanitary sewer service lines shall be shown in the existing location for clarity and easement purposes. The lots cannot be re-platted without clarification on Utility service locations. Each lot is required to have sanitary service with the appropriate easements. The sanitary sewer main and manholes extending to serve the two parcels shall also be clarified. The minimum sewer easement is 20'. No structures or trees may be in the easement. Approximate location is not a clear determination of sanitary sewer location.

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4. Utilities

Applicant shall provide the correct location of the utilities, approximate location is not clear enough (exact) for the purpose intended. Water main also does not appear to be in correct location applicant shall clarify. Applicant shall also provide clarification of why easement at the back of both lots is warranted. Applicant shall provide location of water service for lot 2.

[Edited By Dustin Harper]