

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Addressing

554716073_2016-10-10_Berry Farms - Section 3 Resub 308_Final Plat.pdf

1. Addressing

Lot 315 is 3021 Captain Freeman Pkwy
Lot 308 is 6041 Rural Plains Cir

Engineering - Final Plat Checklist

General Issues

2. C. Final Plat

The previous comment "Applicant shall indicate all existing and proposed easements associated with utilities. **Provide the location of any service lines to the property and the utility mains nearest the property.**" was not completely addressed. The property will not be plated without the provision of utilities.

3. C. Final Plat

Applicant shall show location of access easement providing access to this parcel. The provided note referencing the C.C.R.'s of Berry Farms is insufficient for providing access to the proposed lot to be created.

4. C. Final Plat

The previous comment "The applicant shall show all drive aisle access easements on the lot such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets. Provide the location of the nearest public street to all adjoining lots." was not completely addressed. Provide the location all access to lot 315 and the streets the access connects to the lot. The access easements must be recorded across the adjacent lots. The provided note referencing the C.C.R.'s in lieu of creating an access easement is not sufficient to meet the access requirement for the newly-created lot.
[Edited By Lance Fittro]

Performance Agreement and Surety

General Issues

5. Engineering Sureties

No sureties are associated with this Final Plat.

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

Planning

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6. Access easement

Applicant shall refer to Engineering comment on access to lot 315. The current note #15 was deemed to be inadequate per COF subdivision standards.
[Edited By Joshua King]

Water/Sewer

General Issues

7. Utility easement

Applicant failed to fully address the comment, the applicant shall show sewer easement as exclusive easements. The depths of the sewer manholes shall be added to ensure the exclusive easement widths that are provided are correct.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.