

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- The previous comment "Applicant shall transfer any unposted sureties associated with this development from site plan(s) to this final plat shall remain open.

There is an original section 3, and section 3, revision 1, that are/were already posted. This is a part of the undeveloped section 3 that has now been renamed as section 17, determine and calculate the sureties for this project.

The sureties must be TBD until the applicant has calculated the sureties.

2. C. Final Plat

- The previous comment "Applicant shall show the location and description of all existing man-made structures and site features (including utilities) both above and below ground. Provide the depth of the sewer line to assure the proper easement width" was not completely addressed. Provide the location of all existing fences and gates.

3. C. Final Plat

- The previous comment "Applicant shall show location and description of all existing and proposed utility features, including: water lines, fire hydrants, sanitary sewer, lift/pump stations, storm sewers, culverts, outfalls, ground-based utility vaults larger than 10 square feet, or water towers. Provide the location of the sewer pump station in the vicinity of this section" was not completely addressed.

Provide at least the minimum easement width for all utilities and drainage. Easements must be added where utilities or drainage lines approach the edge of the right-of-way. Fire hydrants must not be located in the sewer easement and must be provided a separate easement.

4. C. Final Plat

- The previous comment "Applicant shall ensure that all permanent stormwater BMPs/Green Infrastructure are placed in open space lots. All water resource buffers are placed in open space lots or conservation easements" was not completely addressed.

5. C. Final Plat

- The previous comment "Provide an access easement to the sewer pump station" was not completely addressed. Provide adequate access to the pump station to allow for maintenance and removal of the pumps if necessary. Provide an adequate turn around for a semi truck. The surface of the access road must be concrete. The access road must be at least 16 feet wide and built to alley standards. The right-of-way must be at least 20 feet wide.

6. C. Final Plat

- Applicant shall correct Note 17 by replacing the word "accept" with the word "except". This is a new issue based on the current submittal.