

3. PLAT CRITERIA

3.01 GENERAL

The following criteria will be utilized by the District in the review of all plats. Variances to this criteria may be granted by the District's Board of Commissioners at their discretion.

3.01.1 The submittal and review process shall be as outlined in Section 4 and as detailed herein.

3.02 CONCEPTUAL DRAINAGE PLAN

Applications for plat approval shall be supported with a submission of conceptual paving and drainage plans. If no plan exists, the conceptual plan may be replaced with a report that outlines the following:

3.02.1 Allowable land use and zoning of the property. Identify the existing or proposed land use designation (i.e. A-1) along with a brief description of the zoning designation.

3.02.2 How drainage will be handled for the project.

3.02.3 A designation of whether drainage easements will be required.

3.02.4 How drainage easements will be provided.

The conceptual plan, if submitted, shall show the preliminary layout of the project with proposed methods to achieve compliance with District's standards. Applicants should note that compliance with Section 2.16, Floodplain Encroachment, should be reviewed because of its impact on site storage requirements and water management areas.

The conceptual paving and drainage plan or report shall be signed and sealed by a Florida Registered Professional Engineer.

Approval of a plat, with or without a conceptual plan, does not grant approval of the plan or report as submitted. Compliance with District's standards at the time of permit approval of drainage plans and

calculations may require adjustments to water management areas shown on the conceptual plans and plat.

3.03 CANAL RIGHT-OF-WAY

The District will review the plat and inform the applicant of the need to provide by dedication additional canal Rights-of-Way.

3.04 EASEMENTS

The District shall require the dedication of easements for canal maintenance, lake maintenance, lake access, drainage piping, overland flow, dry retention and water management. The provisions of this Section shall also apply to Paving and Drainage Plan submittals.

3.04.1 Twenty feet (20') maintenance easements are required for lake and canal. The twenty feet measured landward from the top of bank.

3.04.2 Lake and canal access shall be by access easement twenty feet (20') in width from the closest traveled way.

3.04.3 Drainage piping shall have a minimum easement width in accordance with the following:

Pipe Diameter (inches)	Easement Width (feet)
Up to 36"	20'
36" to 54"	30'
60" or larger	40'

3.04.4 Areas of overland flow, other than the common side line within residential developments draining the rear of the common lots only, shall have a minimum easement width of fifteen feet (15').

3.04.5 Retention and water management areas shall be enclosed within an easement. Where these areas allow drainage from upstream areas to pass through, a flowage easement twenty feet (20') in width shall be provided.

- 3.04.6 All developments shall include water management areas in common areas. Easements for water management areas within individual lots shall not exceed a width of 20 feet (20') on all sides for developments with 1-acre lots or smaller. For developments with larger lots, the easement width may be increased at a rate of 20 feet (20') per acre. A development of 2-acre lots, for example, may provide easements up to 40 feet (40') wide within individual lots.
- 3.04.7 Drainage, access, maintenance, and flowage easements shall be dedicated to the District. Retention and water management areas shall be dedicated by easement to the District, with perpetual maintenance the responsibility of the property or property owner association.
- 3.04.8 Easements dedicated during plat approval shall be considered preliminary and subject to change pending review and approval of drainage plans, report, and calculations.
- 3.04.9 Easements shall be provided to allow proper access to all District easements from an adjacent public right-of-way or access easement.
- 3.04.10 Easements shall be provided for future outfall connections as determined by the Board.

3.05 STANDARD PLAT LANGUAGE

The following standard plat language shall be included in plats submitted for District approval:

3.05.1 DEDICATION:

“All drainage, (etc.) easements shown hereon are dedicated to the Central Broward Water Control District”.

“No improvements, trees or encroachments including utilities (except for overhead power, cable or telephone lines with a minimum 25 foot clearance) or landscaping are allowed within

easements dedicated to the Central Broward Water Control District without the approval of and a permit from the Central Broward Water Control District and the utility system owner entering into a hold harmless and indemnification agreement with the Central Broward Water Control District. It is the intent of this provision that all utilities (except for overhead power, cable or telephone lines with a minimum 25 foot clearance) proposed to be constructed within utility easements that cross or coincide with easements dedicated to the Central Broward Water Control District must be reviewed and permitted by the Central Broward Water Control District”.

3.05.2 SIGNATURE BLOCK:

“Central Broward Water Control District”:

“This is to certify that this plat is hereby approved and accepted by the Central Broward Water Control District this ____ Day of _____, 2____. Prior to development of this property, owner shall contact the Central Broward Water Control District for determination of additional drainage/flowage/lake/canal easements and/or other dedications which may be required by the Central Broward Water Control District for drainage purposes”.

“This plat was approved by the Central Broward Water Control District the following dates”:

By: _____ By: _____
Chair Date District Manager Date

3.06 SIGNATURE

All plats shall provide for the signature of the Chair, Vice Chair, or acting Chair of the District Board of Commissioners, and the Secretary of the District, or a Second Commissioner.

3.06.1 Chair, Vice Chair, or acting Chair of the Board of Commissioners

will sign the original plat following its approval by the Board of Commissioners.

- 3.06.2** The District Secretary, or the Second Commissioner of the District, shall not sign any original plat until all governmental agencies, including Broward County, have given final approval and the Secretary has made a final review of the fully approved plat.

3.07 REVISIONS

If, in the opinion of the District Secretary or the Second Commissioner of the District, revisions to the plat as originally approved may affect drainage, the plat shall be resubmitted to the District for re-review and approval.

3.08 RECORDATION

The applicant shall furnish a print of the recorded plat to the District for its files.