

CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0049)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted
X	Sec. 142-74 (b) (6) Title Block with: <ul style="list-style-type: none"> • "Preliminary-Final Plat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
X	Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> • "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY" • "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	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	SUB 142-6 & SUB 142-37	A development agreement between the City and property owner will be required prior to plat approval for any variances to design standards (extending City water/sewer to site, CR 318 roadway improvements, etc).
<input checked="" type="checkbox"/>	EDM 2.6.D	Dedicate 60' access easement along frontage for cross-access between lots (County only allows 1 driveway every 100 feet; lots will likely need shared driveway)
<input checked="" type="checkbox"/>	EDM 4.1.J	Extend drainage easements to southern boundary line (discharge point)
<input checked="" type="checkbox"/>	EDM 4.1.L	Lot-to-lot drainage is not allowed. Provide drainage easements to allow to runoff to drain east to CR 318.