

**CONDITIONS OF APPROVAL SUMMARY(PLAT2020-0022)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>MINOR REPLAT (Sec. 142-78)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Title Block with: <ul style="list-style-type: none"> <li>• “Minor Replat”</li> <li>• Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only)</li> <li>• “Being a replat of...” Existing Lot, Block and Addition Name</li> <li>• Acreage</li> <li>• Survey Name and Abstract</li> <li>• City of McKinney, Collin County, Texas</li> </ul>
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central, FIPS 4202
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> <li>• Property Lines</li> <li>• Streets and Alleys</li> <li>• Easements (including drainage, water, and sewer)</li> <li>• Lot, Block, and Addition Name</li> <li>• Filing Information</li> </ul>
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Existing Features outside the Subject Property are Ghosted
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Proposed Subdivision Plan showing: <ul style="list-style-type: none"> <li>• Lots designating Lot Numbers and Blocks and Dimensions</li> <li>• Common Areas (should be defined as “CA-XX” where “XX” is the block and number)</li> <li>• Rights-of-Way and Dimensions</li> <li>• Easements and Dimensions (existing easements must include filing information)</li> <li>• Floodplain</li> <li>• Proposed Street Names</li> </ul>
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Certification and signature block by a public surveyor registered in Texas
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Owner’s Certificate showing the Legal Description for the Property
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Owner’s Dedication and Signature Block with Name of Owner Printed
X	<b>Sec. 142-77 via Sec. 142-78 (a)</b> Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman
<b>SETBACK EXHIBIT (FOR SINGLE FAMILY OR DUPLEX RESIDENTIAL PLATS)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	Proposed Subdivision Plan showing: <ul style="list-style-type: none"> <li>• Lots designating Lot Numbers and Blocks and Lot Size</li> <li>• Front, Rear, Side and Side-at-Corner Setback Lines</li> <li>• Lot Width Measurement at Front Setback Line (if lot is on a curve)</li> <li>• Common Areas</li> <li>• Rights-of-Way</li> <li>• Easements</li> <li>• Floodplain</li> </ul>

**ENGINEERING DEPARTMENT PLAT SUMMARY**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	Sec. 142-4(a)	Jurisdiction
<input checked="" type="checkbox"/>	Sec. 142-81(d)(4)	If a parcel is to be created adjacent to a right-of-way shown on the city's master thoroughfare plan or another existing roadway with insufficient right-of-way based on its classification type, the appropriate amount of right-of-way based on its roadway classification, as defined by the engineering design manual, shall be dedicated to the city
<input checked="" type="checkbox"/>	Sec. 142-99(b)(1)(a)	No property shall be subdivided through record platting or "phasing" in a manner which is intended to avoid or circumvent the developer's obligation to construct public improvements and/or dedicate required easements including, but not limited to, rights-of-ways, erosion hazard setbacks, roads, bridges, trails and parks