

EXPLANATION FOR CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0078)

PLANNING DEPARTMENT: EXPLANATION FOR CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	Sec. 142-74 (a) Site Plan has been approved (for non-residential and multi-family residential projects)
X	Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted
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	Improvements Required: All improvements required by the subdivision ordinance, comprehensive plan, or as determined by the Director of Engineering, shall be constructed by the developer and accepted by the City prior to filing an associated plat. Escrow for construction of the adjacent roadway and potential right+left turn lanes based on proportionality analysis and trips-per-day assessment.
<input checked="" type="checkbox"/>	EDM 2.7.B	Driveways fronting public roadways must have a turning radii of 30'. Dedicate sufficient easements such that construction of a commercial driveway will be possible in ultimate roadway conditions
<input checked="" type="checkbox"/>	EDM 4.1.	Provide standard CoM drainage pond note stating that property owner is solely responsible for maintenance of drainage pond.
<input checked="" type="checkbox"/>	EDM 5.1.A	General: Water and wastewater systems are provided in accordance with the City of McKinney Water & Wastewater Master Plans, and with TCEQ, AWWA, and other relevant standards. Extend existing 12" City water to allow for looped system and provide leak detect meters + backflow preventers for water quality.