

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0013)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
CONVEYANCE PLAT (Sec. 142-81)	
Not Met	Item Description
✓	<p>Sec. 142-76 via Sec. 142-81(d) Title Block with:</p> <ul style="list-style-type: none"> • “Conveyance Plat” • Proposed Addition Name, then Lot(s) and Block(s) • “Being a replat of...” Existing Lot, Block and Addition Name (if previously platted) • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas
✓	<p>Sec. 142-76 via Sec. 142-81(d) Proposed Subdivision Plan showing:</p> <ul style="list-style-type: none"> • Lots designating Lot Numbers and Blocks and Dimensions • Rights-of-Way and Dimensions • Easements and Dimensions (existing easements must include filing information) • Floodplain • Proposed Street Names
✓	<p>Sec. 142-81(d) Property within City Limits includes the following note on each page:</p> <ul style="list-style-type: none"> • “CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT” • “A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by conveyance plat may not all the necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed, and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city’s Code of Ordinances and State Law.”
✓	Sec. 142-76 via Sec. 142-81(d) Owner’s Certificate showing the Legal Description for the Property
✓	Sec. 142-76 via Sec. 142-81(d) Owner’s Dedication and Signature Block with Name of Owner Printed
✓	Sec. 142-76 via Sec. 142-81(d) Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 2.3.B.9	Intersection Layout: Intersections with arterial roadways, including ROW widths and lane configurations, are designed per this section and Figure 2-4.
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 40x40 for signalized arterial intersection; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.
<input checked="" type="checkbox"/>	EDM 2.4.	Median Openings
<input checked="" type="checkbox"/>	EDM 2.5.B	Right Turn Lanes
<input checked="" type="checkbox"/>	EDM 2.7.B	Driveways Widths
<input checked="" type="checkbox"/>	EDM 2.7.C	Throat Length
<input checked="" type="checkbox"/>	EDM 5.1.G	Easements

LANDSCAPE REVIEW: CONVEYANCE PLAT (Sec. 142-81)

Satisfied	Not Satisfied	Not Applicable	Item Description
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>Sec.146-135(f)(15) For all non-residential and multiple family parcels, whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least five feet shall be maintained between the edge of the parking area and the adjacent property line.</p>