

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0074)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
X	<p>Sec. 142-74 (b) (4) New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> • Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances • Streets and Alleys with Names and Dimensions • Easements with Names and Dimensions • Lots designating Lot Numbers and Blocks and Dimensions • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Proposed Street Names • Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
X	<p>Sec. 142-74 (b) (6) Title Block with:</p> <ul style="list-style-type: none"> • Acreage • Survey Name and Abstract • Collin County, Texas
X	<p>Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page:</p> <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	<p>Sec. 142-74 (b) (7) Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
X	<p>Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
☒	SUB 142-6	Improvements Required: All improvements required by the subdivision ordinance, comprehensive plan, or as determined by the Director c Engineering, shall be constructed by the developer and accepted by the City prior to filing an associated plat.
☒	SUB 142-99	Lots: Residentail lots shall hae frontage on a public street.
☒	Sec. 130-266(1)b.	Platting of property along drainage channels.
☒	Sec. 130-266(1)d.	Erosion hazard setbacks
☒	Sec. 130-267(1)	Storm drainage plans . As part of the platting process, storm drainage plans shall be prepared, an maintenance notes on plat
☒	EDM 4.1.	General-lot to lot drainage is not allowed.
☒	Sec.142-74(b)(4)	New features inside subdivision shown on plat