

CONDITIONS OF APPROVAL CHECKLIST (PLAT2022-0244)

| PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL CHECKLIST/ CONDITIONS OF APPROVAL | |
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| CONVEYANCE PLAT (UDC Article 3: 305.F) | |
| Not Met | Item Description |
| X | UDC Section 305F.4 via UDA Section 305B.3 Location Map and Associated North Arrow to Show All Major Roads within 1,000' of the Subject Property |
| X | UDC Section 305F.4 via UDA Section 305B.3 Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances |
| X | UDC Section 305F.4 via UDA Section 305B.3 Existing Filing Information for the Subject Property |
| X | UDC Section 305F.4 via UDA Section 305B.3 Property within City Limits includes the following note on each page: <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 a conveyance plat may not have all 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." |
| X | UDC Section 305F.4 via UDA Section 305B.3 Owner's Certificate showing the Legal Description for the Property |
| X | UDC Section 305F.4 via UDA Section 305B.3 Owner's Dedication and Signature Block with Name of Owner Printed |
| X | UDC Section 305F.4 via UDA Section 305B.3 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.D.2. All intersections shall have a ROW dedication as shown in Table 2-3 and Figure 2-8. Dedicate 40'x40' corner clip at McKinney Ranch Pkwy/Silverado Trl intersection. |
| <input checked="" type="checkbox"/> | EDM 2.5.B.1. Right turn lanes shall be provided on arterial roadways at all intersecting streets and driveways. All right turn lanes are 11 feet in width. Additional ROW shall be required adjacent to right turn lanes so that there is a minimum of 11 feet of ROW from the back of curb. Dedicate ROW for RT lane at McKinney Ranch/Silverado intersection and future driveway adjacent to Lot 2. |
| <input checked="" type="checkbox"/> | EDM 4.1.J.1. Storm Drainage Easements – All proposed stormwater facilities that are outside of ROW or existing easements, shall be provided with drainage easement. Dedicate drainage easement for existing detention pond outfall & swale and existing public storm line/inlet. |
| <input checked="" type="checkbox"/> | EDM 5.1.G All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement. Dedicate water easement for existing water line |