

CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0184)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
x	<p>Sec. 142-74 (b) (2) Existing Features inside the Subject Property:</p> <ul style="list-style-type: none"> • Streets and Alleys with Width, Name and Filing Information • Easements (including drainage, water, and sewer) with Width, Name and Filing Information • Other Features such as Creeks or Abstract Lines
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) (3) Existing Features outside the Subject Property are Ghosted</p>
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) (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 in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance" <u>OR</u> • "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) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	SUB 142-103	Easements must be acquired where necessary to provide access and service to property as required by the engineering design manual. Show easements for: fire lane north of property, hydrant easements east of property, sanitary sewer easement southeast of property, on-site water meters.
<input checked="" type="checkbox"/>	EDM 1.10.B	Off-site easements required to service development must be dedicated by separate instrument prior to filing of plat. Dedicate off-site improvements: fire lane servicing site north of property and hydrant easements on eastern property line (if needed). Additionally, currently recorded on-site easements that were dedicated privately between property owners (easement docs not signed by City) must be abandoned via separate instrument (Inst. No. 20210419000775820)
<input checked="" type="checkbox"/>	EDM 5.1.G	Water easements are required for public meters, minimum 5'x5' for 2" or smaller meters. Water easements for fire hydrants are required minimum 15' wide centered along load, extending 10' behind hydrant. Minimum easement width for all public utilities deeper than 10' is required to be 2.5 times depth, rounded to nearest 5'. Refer to development permit comments (DEV2021-00103).
<input checked="" type="checkbox"/>	EDM 5.2.L	Private fire lines servicing a property that traverse an adjacent property must be contained within a private easement to be owned and maintained by the servicing property owner. Include standard off-site private utility note on plat.

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	PLAT2021-0184
Project Name:	McKinney Industrial Park
Section 142-157 and 158	Parkland Dedication – n/a
Section 142-105 (10)	Median Landscape Fees – required at \$25.50 per linear foot of frontage along Harry McKillop; due at time of plat recordation
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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