

CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0132)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
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) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)</p>
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 142-6	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. Variances to design standards require a Development Agreement between the City and property owner.
<input checked="" type="checkbox"/>	SUB 142-103	Dedicate fire lane & mutual access easements as required for development.
<input checked="" type="checkbox"/>	EDM 2.5.A & 2.5.B	Left & Right turn lanes required for development. Ensure pavement widths, storage + transition lengths comply with EDM standards.
<input checked="" type="checkbox"/>	EDM 2.6.E	Minimum two points of access to site are required. Ensure 2nd access point meets required driveway spacing and includes RT + LT lanes, fire lane + access easements as needed.
<input checked="" type="checkbox"/>	Sec. 130-266(1)b.	Dedicate floodplain, drainage & erosion hazard setback easement as one easement based on outmost limits. Clarify how floodplain easement was delineated, as Stover Creek is unstudied in this area.
<input checked="" type="checkbox"/>	EDM 4.1.I	Provide cross sections for erosion hazard setback easement per guidelines outlined in EDM. No structures are allowed within EHSE.
<input checked="" type="checkbox"/>	EDM 5.1.A	Dedicate the floodplain/drainage/erosion hazard setback easement also as a sanitary sewer easement in accordance with the City of McKinney Wastewater Master Plan.
<input checked="" type="checkbox"/>	EDM 5.1.G	Fire hydrant water easements must extend 10' past the hydrant.
<input checked="" type="checkbox"/>	EDM 5.1.B	Verify existing water line size in this area. Per coord with Public Works Dept., line may be 8" instead of 12" in this area. Sufficient fire flow/pressure demands must be supplied to building, which may require existing line to be upsized to 12" or on-site water storage tank provided.