

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0145)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>PRELIMINARY-FINAL PLAT (Sec. 142-74)</b>	
<b>Not Met</b>	<b>Item Description</b>
x	<p><b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> <li>• Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances</li> <li>• Streets and Alleys with Names and Dimensions</li> <li>• Easements with Names and Dimensions</li> <li>• Lots designating Lot Numbers and Blocks and Dimensions</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> <li>• Proposed Street Names</li> <li>• Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street</li> </ul>
x	<p><b>Sec. 142-74 (b) (6)</b> Title Block with:</p> <ul style="list-style-type: none"> <li>• "Preliminary-Final Plat"</li> <li>• Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only)</li> <li>• Acreage</li> <li>• Survey Name and Abstract</li> <li>• City of McKinney, Collin County, Texas</li> <li>• Total Number of Lots and Designation and Amounts of Proposed Uses</li> </ul>
x	<p><b>Sec. 142-74 (b) (7)</b> Property within City Limits includes the following notes on each page:</p> <ul style="list-style-type: none"> <li>• "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY"</li> <li>• "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></li> <li>• "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"</li> </ul>
x	<p><b>Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
x	<p><b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	EDM 2.6.D	Mutual Access Easement – Properties along arterials and frontage roads are required to provide a minimum 24-foot mutual access easement across the property
<input checked="" type="checkbox"/>	Sec. 142-76.b(3)	The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements.
<input checked="" type="checkbox"/>	EDM 8.4.D	The plat or separate instrument dedicating the easement shall include a statement of the owner’s responsibility for maintenance.
<input checked="" type="checkbox"/>	TCEQ 285.4(c)	Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.
<input checked="" type="checkbox"/>	Sec. 142-37	A subdivider shall be required to enter into an agreement with the city, which shall govern his subdivision if all improvements required to be dedicated to the city will be not completed prior to filing the record plat, minor plat, minor replat, or final plat in the county records.
<input checked="" type="checkbox"/>	EDM 4.1.C	An approved flood study is needed prior to the submission of the pre-final plat.