CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0083)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY			
PRELIMINARY-FINAL PLAT (Sec. 142-74)			
Not Met	Item Description		
X	 Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property: Property Lines Streets and Alleys Easements (including drainage, water, and sewer) Lot, Block, and Addition Name Filing Information 		
X	 Sec. 142-74 (b) (4) New Features inside the Subject Property showing: 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	 Sec. 142-74 (b) (6) Title Block with: "Preliminary-Final Plat" Proposed Addition Name, then Lot(s) and Block(s) OR Number of Lots and Common Areas (Residential Development only) Acreage Survey Name and Abstract City of McKinney, Collin County, Texas Total Number of Lots and Designation and Amounts of Proposed Uses 		
Х	Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page: • "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"		

ENGINEERING DEPARTMENT PLAT CHECKLIST			
Not Met	Item Description		
X	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 142-105 (6)	Storm sewer and storm drainage facilities: An adequate storm sewer system consisting of inlets, pipes and other underground drainage structures with approved outlets shall be constructed where the runoff of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, and as required by the storm water management ordinance.	
X	SUB 142-105 (8)	<u>Sanitary Sewers:</u> Sanitary sewer facilities shall be provided per the engineering design manual to adequately service the subdivision and conform to the city wastewater collection system master plan.	
×	SUB 142-105 (9)	Water: Water system facilities shall be provided per the engineering design manual.	