

**CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0162)**

<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	<b>Sec. 142-74 (b) (2)</b> Existing Features inside the Subject Property: <ul style="list-style-type: none"> <li>• Easements (including drainage, water, and sewer) with Width, Name and Filing Information</li> <li>• Other Features such as Creeks or Abstract Lines</li> </ul>
X	<b>Sec. 142-74 (b) (3)</b> Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> <li>• Streets and Alleys</li> <li>• Easements (including drainage, water, and sewer)</li> <li>• Lot, Block, and Addition Name</li> <li>• Filing Information</li> </ul>
X	<b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing: <ul style="list-style-type: none"> <li>• Easements with Names and Dimensions</li> </ul>
X	<b>Sec. 142-74 (b) (5)</b> Location Map to Show All Major Roads within 1,000' of the Subject Property
X	<b>Sec. 142-74 (b) (6)</b> Title Block with: <ul style="list-style-type: none"> <li>• "Preliminary-Final Plat"</li> <li>• Collin County, Texas</li> </ul>
X	<b>Sec. 142-74 (b) (7)</b> Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> <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	<b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<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"/>	EDM 4.1.K	Grading and drainage shall not negatively impact surrounding properties
<input checked="" type="checkbox"/>	EDM 4.1.K	Lot-to-lot drainage, defined as runoff from one individually owned private lot to another, is not allowed. Once runoff is conveyed to a public right-of-way (ROW) or drainage or floodplain easement, it may not be directed back onto private property outside of a drainage or floodplain easement.
<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.