

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0176FP)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	UDC Section 305B.3(c) Existing Features outside the Subject Property are Ghosted
X	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 302-B.1.d.	All public improvements required by this Article must be installed and accepted prior to filing a plat for recordation, unless otherwise specified in an approved facilities agreement or waived by approval of a Variance.
<input checked="" type="checkbox"/>	Sec. 302-D.2.	All lands remaining within the 100-year floodplain shall be dedicated as an easement.
<input checked="" type="checkbox"/>	Sec. 307-B.2.	Easements and rights-of-way for public improvements required by this Article shall be provided as specified by the Engineering Design Manual. Easements for franchise utilities shall be provided as specified by the individual utility company. All utility easements intended for the shared use of franchised utilities shall not be less than 10 feet in width unless located adjacent to a right-of-way.
<input checked="" type="checkbox"/>	Sec. 307-C.5.b.	On-site sewerage facilities (OSSF, more commonly known as septic systems) shall only be allowed on lots of 1.5 acres or larger, if there is no feasible way to provide a sanitary sewer system to the property, and if approved by the Director of Engineering. In no case shall the net developable area of the lot (the total area less any easements) be less than 1 acre. A review must be conducted by the OSSF permitting authority prior to the filing of a plat where an OSSF has been approved.
<input checked="" type="checkbox"/>	Sec. 702.C.1.b.	<p>Platting of Property along Drainage Channels</p> <p>Future platting along streams and drainage channels within the 100-year floodplain, based on fully developed watershed conditions, will require dedication of a floodplain easement. The developer platting the property shall enter into a hold-harmless agreement with the City on behalf of the current and future landowners, or shall include language on the record plat, approved by the city, that relieves the City of any responsibility for future channel or bank stabilization or tree protection measures along the channel. The record plat language shall identify and obligate the responsible party(s) to address any sediment, erosion, or flooding related issues emanating from the reach of the creek in question that is adversely affecting private property. The agreement shall be filed for record with Collin County and shall be a covenant running with the land clearly obligating current and/or future owners to the conditions of the agreement.</p>