

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0027)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
x	UDC Section 305B.3(c) Volume and Page of the Deed of the Property to be Subdivided
x	UDC Section 305B.3(c) Existing Features outside the Subject Property are Ghosted
x	UDC Section 305B.3(c) Proposed Subdivision Plan showing: <ul style="list-style-type: none"> • Lot Lines with Accurate Dimensions and Sequential Numbering of Lots and Blocks • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Easements with Widths and Descriptions (existing easements must include filing information) • Floodplain • Streets and Alleys with Names, Widths, and Bearings and Distances
x	UDC Section 305B.3(c) Two (2) Points tied to State Plane Coordinate System, Texas North Central
x	UDC Section 305B.3(c) Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)
x	UDC Section 305B.3(f) Title Block with: <ul style="list-style-type: none"> • "Final Plat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • "Being a replat of..." Existing Lot, Block and Addition Name (only required for replats) • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
x	UDC Section 305B.3(f) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
x	UDC Section 305B.6() Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
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"/>	UDC Sec 302.G	Include sufficient language on the plat to require the perpetual ownership and maintenance of the common area(s) by the HOA/POA, including any landscaping, walls, irrigation, or other improvements.