

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2022-0249)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	UDC Section 305B.2(e) Construction Plans (Civil Drawings) have been approved
X	UDC Section 305B.3(c) Existing Features outside the Subject Property are Ghosted
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 Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)
X	UDC Section 305B.3(d) Location Map to Show All Major Roads within 1,000' of the Subject Property
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(g) Owner's Certificate showing the Legal Description for the Property
X	UDC Section 305B.6(i) 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
X	UDC Section 305B.3(g) Property within City Limits includes the following note on each page: <ul style="list-style-type: none"> • For lots in the City limits: "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.";
X	UDC Section 305B.3(g) Property outside City Limits includes the following note on each page: <ul style="list-style-type: none"> • "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 or associated development agreement."

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 5.1.G	All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.
<input checked="" type="checkbox"/>	EDM 8.4.F	The plat or separate instrument dedicating the easement shall include a statement of the owner's responsibility for maintenance.
<input checked="" type="checkbox"/>	EDM 4.10.B	The following note shall be included on the plat: Minimum maintenance requirements for detention facilities can be found on the Post Construction Stormwater Quality Plan sheet as part of the civil construction plans.
<input checked="" type="checkbox"/>	UDC Sec 305.B	The layout, width, and names of all street and/or alley rights-of-way with the bearings and distances between points of curvature