

CONDITIONS OF APPROVAL (PLAT2021-0167)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
PRELIMINARY-FINAL REPLAT (Sec. 142-75)	
Not Met	Item Description
X	<p>Sec. 142-75 (b) via Sec. 142-74 (b) (2) Existing Features inside the Subject Property:</p> <ul style="list-style-type: none"> • Streets and Alleys with Width, Name and Filing Information • Easements (including drainage, water, and sewer) with Width, Name and Filing Information • Other Features such as Creeks or Abstract Lines
X	<p>Sec. 142-75 (b) via Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
X	<p>Sec. 142-75 (b) via Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted</p>
X	<p>Sec. 142-75 (b) via Sec. 142-74 (b) (4) New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> • 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	<p>Sec. 142-75 (b) (2) Title Block with:</p> <ul style="list-style-type: none"> • "Preliminary-Final Replat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • Previous Plat Information • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
X	<p>Sec. 142-75 (b) via Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	SUB 142-103	Dedicate Fire Lane and Access easement for main entrance drive into development. Exclude median from easement
<input checked="" type="checkbox"/>	EDM 1.9.D	Show area of U.S. Army Corps of Engineers deed restricted area/stream buffer preserve per filed Notice of Restriction and include filing information. Coordinate with USACE for permission to improve this area.
<input checked="" type="checkbox"/>	EDM 2.3.D	Main driveway easement for potential future signalized intersection Include street & Utility Easement mimicing typical ROW for signal improvements (10' offset, 40x40 corner clip)
<input checked="" type="checkbox"/>	EDM 4.1.I	Show delineated on site 100-year Fully Developed Floodplain and Erosion Hazard Setback easement for areas adjacent to creek (highlighted) where applicable. Concern regarding southwest drive location and potential conflict with EHSE.
<input checked="" type="checkbox"/>	Sec. 130-266(1)b. & EDM 8.4.F	Include typically plat notes for onsite creeks and post-construction stormwater quality BMPs