

**CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0160)**

<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	<p><b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> <li>• Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances</li> <li>• Streets and Alleys with Names and Dimensions</li> <li>• Easements with Names and Dimensions</li> <li>• Lots designating Lot Numbers and Blocks and Dimensions</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> <li>• Proposed Street Names</li> <li>• Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street</li> </ul>
X	<p><b>Sec. 142-74 (b) (6)</b> Title Block with:</p> <ul style="list-style-type: none"> <li>• "Preliminary-Final Plat"</li> <li>• Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only)</li> <li>• Acreage</li> <li>• Survey Name and Abstract</li> <li>• City of McKinney, Collin County, Texas</li> <li>• Total Number of Lots and Designation and Amounts of Proposed Uses</li> </ul>
X	<p><b>Sec. 142-74 (b) (7)</b> Property within City Limits includes the following notes on each page:</p> <ul style="list-style-type: none"> <li>• "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY"</li> <li>• "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" <u>OR</u></li> <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	<p><b>Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
X	<p><b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	SUB 142-194	Clearly call out areas of street/alley easements as common areas (privates streets are to be owned/maintained by HOA/POA)
<input checked="" type="checkbox"/>	EDM 1.10.A	All on-site easements required for the purposes of development must be dedicated via plat.
<input checked="" type="checkbox"/>	EDM 2.13.	As tract was not originally intended for high-density residential use, please provide a Traffic Impact Analysis.
<input checked="" type="checkbox"/>	EDM 4.1.I	Call out limits of erosion hazard setback easement. Provide cross sections used to calculate. Dedicate limits of 100-year flood plain as Floodplain & Drainage Easement
<input checked="" type="checkbox"/>	EDM 4.1.L	Lot-to-lot drainage must be avoided where possible. Ensure that drainage for TH half of property remains on TH site until discharged via storm infrastructure.
<input checked="" type="checkbox"/>	EDM 5.1.G	Required easement dedication around hydrants: 15' wide centered on lead, extending 10' beyond hydrant. Must be clear of all structures.
<input checked="" type="checkbox"/>	EDM 5.2.L	Dead-end water mains not allowed. Loop Alley E water line back to Street C.

**Plat Checklist – FIRE PLAT2022-0160**

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>EDM 5.1.G</b> Water easements shall be dedicated for public fire hydrants
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.2.1</b> Platted fire lane and mutual access easement dimensions shall be provided to match approved site plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.2.4</b> Platted fire lane radii meet minimum requirements for fire lane width and are indicated on the plat.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.1.4</b> Two points of approved fire apparatus access shall be provided for each lot.