

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0031)

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(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(f) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	UDC Section 305B.6(i) Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	UDC Sec 702.C	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.
<input checked="" type="checkbox"/>	UDC Sec 702.C	The erosion hazard setback requirement for each stream or channel shall be determined as described in the Engineering Design Manual and shall be shown on the plat.
<input checked="" type="checkbox"/>	UDC Sec 702.C	The 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.