

EXPLANATION FOR CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0197)

PLANNING DEPARTMENT: EXPLANATION FOR CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>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. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted</p>
X	<p>Sec. 142-74 (b) (6) Title Block with:</p> <ul style="list-style-type: none"> • "Preliminary-Final Plat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • 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. 142-74 (b) (6) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)</p>
X	<p>Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page:</p> <ul style="list-style-type: none"> • "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY" • "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> • "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"
X	<p>Sec. 142-74 (b) (7) Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
X	<p>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"/>	EDM 5.1.G.4	Fire Hydrants located outside of ROW shall be in a 15-foot wide easement along fire hydrant lead. Easement shall extend 10' beyond hydrant.
<input checked="" type="checkbox"/>	EDM 5.1.G.5	Water meters located outside the ROW shall be in 5'x5' water easement.

Plat Checklist – FIRE PLAT2021-0197

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.1 Platted fire lane and mutual access easement widths shall match approved site plan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are indicated on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.