

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0063)**

<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	<b>Sec. 142-74 (b) (3)</b> Existing Features outside the Subject Property are Ghosted
x	<b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing: <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	<b>Sec. 142-74 (b) (6)</b> Title Block with: <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	<b>Sec. 142-74 (b) (6)</b> Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
x	<b>Sec. 142-74 (b) (7)</b> Property within City Limits includes the following notes on each page: <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>
	<b>Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central
x	<b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<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"/>	Sec. 142-76.b(3)	The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements.
<input checked="" type="checkbox"/>	EDM 8.4.D	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.

**Plat Checklist – FIRE PLAT2020**

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Ord. 142-76.b.4</b> Proper easements shown at fire hydrant locations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.2.1</b> Platted fire lane and mutual access easement widths shall 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 shown on a curve table
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.1.4</b> Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance C102</b> Fire hydrant spacing shall be within the prescribed limits of Table C102.14