

CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0020)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>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. 142-74 (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) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>
X	<p>Sec. 142-99 (b) (3) Each lot shall be provided with adequate access to an existing or proposed street by frontage on such street, or as provided for by an approved plat reflecting a series of mutual access easements connecting lots with no street frontage to a public street</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
☒	Sec. 142-41.(b)	<i>Lands remaining within the 100-year floodplain shall be dedicated as an easement Floodplain is required to be encompassed in drainage easement. Figure 4-1 in the EDM provides several scenarios that may be referenced for the locations of the floodplain and EHSB for this tract.</i>
☒	Sec 142-74 (3)	<i>The following existing features shall be identified: a. The locations, widths, names and filing information of all existing or platted streets.</i> It appears there is a strip of undedicated ROW. Is the proposal to overlap a new alley on top of existing pavement? Verify with surveyor the extents of the ROW/Property boundary. No recording information available/shown.
☒	Sec. 142-74.(b)(4)b.	<i>The layout, designations, names and widths of any and all proposed streets, alleys and easements;</i> Show Erosion Hazard Setback easement on plat.
☒	EDM 1.10.H.	<i>No improvements shall be allowed within a public easement</i> Current easement shown traversing residential lots, shown as existing. Will need to be abandoned to allow structures(homes/fences/etc)
☒	EDM 2.2.C.2.	<i>To promote reduced speeds in residential neighborhoods, C2U roadways with residential frontage and all R2U roadways shall not exceed 600 feet in tangent length between curves, bends, and terminus points measured along the centerline of the roadway.</i>
☒	EDM 2.2.I.2.	<i>Residential lots shall not front onto a collector within 100 feet of the ROW line of the nearest arterial.</i>
☒	EDM 2.3.B.2.	<i>All arterial intersections shall intersect within 5 degrees of 90 degrees. All other intersections shall intersect within 10 degrees of 90 degrees.</i>
☒	EDM 2.3.B.11.	<i>Residential roadways that have offset intersections must have a minimum of 125 feet distance from centerline to centerline.</i>
☒	EDM 2.3.D.1.	<i>Corner clips are a ROW dedication that shall be provided on all corners of an intersection between two thoroughfares or an intersection between an alley and a thoroughfare. ***The corner clip shall have the same dimension on all corners of the intersection, based on the largest classification roadway at the intersection.</i>
☒	EDM 2.4.B.	<i>1. Minimum median opening spacing requirements is 525 feet (nose to nose).</i>
☒	EDM 2.5.A.	<i>Left turn lanes shall be provided for all median openings and intersections on divided roadways, and undivided roadway with future median openings. Left turn lanes shall be provided for all existing driveways.</i>
☒	EDM 2.6.C.3.	<i>Roadway designs shall ensure the following access management and connectivity goals are met: 3. Create an internal network of streets, rather than a series of seemingly disconnected roadways;</i> Connect to existing street stubout.
☒	EDM 2.8.H.	<i>Maximum alley length of 600 feet without an outlet.</i>

<input checked="" type="checkbox"/>	EDM 4.1.C.1.	<i>An approved flood study is needed prior to the submission of the pre-final plat</i>
<input checked="" type="checkbox"/>	EDM 4.1.I.1.	<i>Erosion Hazard Setback Easement determination is necessary for both the banks of natural streams in which the natural channel is to be preserved and for man-made channels.</i>
<input checked="" type="checkbox"/>	EDM 4.2.B a.	<i>a. Residential and non-residential structures are prohibited within the floodplain. Development proposed within a floodplain area must include a Reclamation Plan.</i>
<input checked="" type="checkbox"/>	EDM 5.1.G.	<i>Easements - All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.</i>

Plat Checklist - FIRE

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 503.1.4 Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.1 Hose lay shall not exceed 150 ft. from a fire apparatus access road.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.5 Maximum cul-de-sac length shall not exceed 600 ft.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.2 Roadway widths and radii are inadequate for fire apparatus access.