

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0053)**

<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) (5)</b> Location Map to Show All Major Roads within 1,000' of the Subject Property</p>
	<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> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

**Plat Checklist – FIRE PLAT2021-0053**

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input 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 indicated on the plat.
<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.

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 142-41.(b)	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.
<input checked="" type="checkbox"/>	Sec. 142-74 (b)(4)d.	A series of connected mutual access and fire lane easements must be shown for any lot(s) being created that does not have direct access to a public street by frontage on such street from the proposed lot(s) to a public street(s). It is understood that the final alignment of all mutual access and fire lane easements may not be known at the time of preliminary-final platting. As such, any mutual access and fire lane easements shown on a proposed preliminary-final plat may be revised as necessary on a subsequent associated record plat so long as adequate mutual access and fire lane access is provided from the proposed lot(s) to a public street(s), subject to the review and approval of the director of engineering and the fire marshal.
<input checked="" type="checkbox"/>	EDM 2.2.A	Functional Classification: Street right-of-way and pavement are provided in accordance with the Master Thoroughfare Plan, Table 2-1, and Figure 2-1.
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 40x40 for signalized arterial intersections; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.
<input checked="" type="checkbox"/>	EDM 2.5.B	Right Turn Lanes: Additional ROW shall be required adjacent to right turn lanes so that there is a minimum of 11 feet of ROW from the back of curb.
<input checked="" type="checkbox"/>	EDM 4.1.G.	Maintenance of Drainage Facilities – All maintenance responsibilities shall be in accordance with the Stormwater Management Ordinance. Drainage facilities that have been dedicated to and accepted by the City are maintained by the City. Private drainage facilities are typically maintained by the property owner on which the facility is located. Some private drainage facilities are owned and/or maintained by a Homeowner's Association. In such cases, this shall be noted on the plat. Not all natural creeks and floodplain areas are owned and maintained by the City. Rather, they are owned and maintained by the property owner on which the creek or floodplain area is located. The existence of a drainage or floodplain easement does not change ownership or maintenance responsibility. Maintenance plans for detention ponds and best management practices (BMPs) are required and shall be in accordance with the Stormwater Management Ordinance