

CONDITIONS OF APPROVAL CHECKLIST (PLAT2019-0196)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
PRELIMINARY-FINAL REPLAT (Sec. 142-75)	
Not Met	Item Description
X	Sec. 142-75 (b) (1) Purpose Statement
X	Sec. 142-75 (b) via Sec. 142-74 (b) (4) New Features inside the Subject Property showing: <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	Sec. 142-75 (b) (2) Title Block with: <ul style="list-style-type: none"> • "Preliminary-Final Replat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • Previous Plat Information • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
X	Sec. 142-75 (b) (3) or (4) Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> • "PRELIMINARY-FINAL REPLAT: 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	Sec. 142-75 (b) via Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST		
Not Met	Item Description	
Not Met	Reference	Requirement
<input checked="" type="checkbox"/>	EDM 5.1.G.4	Fire hydrants located outside of ROW or adjacent to water main easements shall be in a 15-foot wide easement along fire hydrant lead. Easement shall extend 10 feet beyond fire hydrant.

Plat Checklist – FIRE PLAT2019-0196	
Not Met	Item Description
<input type="checkbox"/>	CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations
<input type="checkbox"/>	CoM Fire Ordinance 503.1.1 Platted fire lane and mutual access easement widths shall match approved site plan
<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are shown on a curve table
<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 type="checkbox"/>	
<input type="checkbox"/>	