

EXPLANATION FOR CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0164)

PLANNING DEPARTMENT: EXPLANATION FOR CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
	UDC Section 305B.2(c) Preliminary Plat has been approved (when required)
	UDC Section 305B.2(a) Site Plan has been approved (for non-residential and multi-family residential projects)
	UDC Section 305B.2(d) Substantial conformance to associated preliminary plat (when required)
	UDC Section 305B.2(e) Construction Plans (Civil Drawings) have been approved
	UDC Section 305B.3(a) Final plat drawn to a scale of 1" = 100' (or as otherwise approved by the Director of Planning)
	UDC Section 305B.3(b) Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances to the nearest established street lines, official monuments, or subdivision corner
	UDC Section 305B.3(c) Metes and Bounds Description of the Boundary with an Error of Closure not to exceed 1 in 5,000
	UDC Section 305B.3(c) Exact Acreage
	UDC Section 305B.3(c) Volume and Page of the Deed of the Property to be Subdivided
	UDC Section 305B.3(c) Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> • Lot and Street Layout • Filing Information
	UDC Section 305B.3(c) Existing Features outside the Subject Property are Ghosted
	UDC Section 305B.3(c) Proposed Subdivision Plan showing: <ul style="list-style-type: none"> • Lot Lines with Accurate Dimensions and Sequential Numbering of Lots and Blocks • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Easements with Widths and Descriptions (existing easements must include filing information) • Floodplain • Streets and Alleys with Names, Widths, and Bearings and Distances
	UDC Section 305B.3(c) Length and Bearing of All Lines, Radii, Arc Lengths, and Curves (to Include Delta, Radius, Length, Chord Bearing and Chord, and in a Table as Necessary)
	UDC Section 305B.3(c) All Monuments and Benchmarks with accurate location, material and approximate size
	UDC Section 305B.3(c) Two (2) Points tied to State Plane Coordinate System, Texas North Central
	UDC Section 305B.3(c) Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)
X	UDC Section 305B.3(c) Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)
	UDC Section 305B.3(c) Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)
	UDC Section 305B.3(d) Location Map to Show All Major Roads within 1,000' of the Subject Property
	UDC Section 305B.3(f) Title Block with: <ul style="list-style-type: none"> • "Final Plat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • "Being a replat of..." Existing Lot, Block and Addition Name (only required for replats) • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
	UDC Section 305B.3(e) North Indicator and Scale (1" = 100' or as otherwise approved)
	UDC Section 305B.3(f) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
	UDC Section 305B.3(g) Certification and signature block by a public surveyor registered in Texas

	UDC Section 305B.3(g) Owner's Certificate showing the Legal Description for the Property
	UDC Section 305B.3(g) Owner's Dedication and Signature Block
	UDC Section 305B.6() Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
	<p>UDC Section 305B.3(g) Property within City Limits includes the following note on each page:</p> <ul style="list-style-type: none"> • For lots in the City limits: "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.";
	<p>UDC Section 305B.3(g) Property outside City Limits includes the following note on each page:</p> <ul style="list-style-type: none"> • "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 or associated development agreement."