

CONDITIONS OF APPROVAL SUMMARY (PLAT2023-0094)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY PLAT (UDC Section 305A)	
Not Met	Item Description
X	<p>UDC Section 305A.3 (c) Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
X	<p>UDC Section 305A.3 (c) Existing Features outside the Subject Property are Ghosted</p>
X	<p>UDC Section 305A.3 (d) 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>UDC Section 305A.3 (h) Title Block with:</p> <ul style="list-style-type: none"> • "Preliminary 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>UDC Section 305A.3 (k) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
☒	<p>EDM 4.1.I.1.. Erosion Hazard Setback Easements (EHSE) are necessary for both natural streams and man-made channels. The purpose of an EHSE is to protect structures from damage caused by erosion. No dirt fill, building, fence, wall, deck, swimming pool, or other improvements shall be constructed within an EHSE.</p>
☒	<p>EDM 4.1.J.1. Storm Drainage Easements – All proposed stormwater facilities that are outside of ROW or existing easements, shall be provided with drainage easement. The following are the minimum requirements for the easements:</p> <p>Drainage easements shall have a minimum width of 15 feet. Additional easement width shall be provided based on depth and diameter of utilities. The minimum easement width for stormwater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line plus the width of the line, rounded up to the nearest 5 feet. For example, a 48” wastewater main 13 feet deep. The wastewater easement would be $(2.5 \times 13 \text{ feet}) + 4 \text{ feet} = 36.5 \text{ feet}$, rounded up to the nearest 5 feet = 40 feet. Larger easement widths may be required by the Director of Engineering.</p>
☒	<p>EDM 4.8.G. Maintenance Access Requirements - Unobstructed access routes shall be provided to all natural and improved open channels and creeks to allow vehicular access for maintenance. All portions of the maintenance access routes shall be located entirely within drainage easements associated with the creek or channel. The unobstructed access shall extend from the ROW and occur at a frequency of no less than 1,500 linear feet along the channel unless there exists an access route that is contained within a drainage easement on the opposite side of the creek or channel. Access routes along open channels and to/from the ROW shall be a minimum of 15 feet wide with a maximum 8H:1V running slope and a maximum 10H:1V cross slope.</p>

PLAT2023-0094 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	2018 IFC C102.1 Hydrants shall be spaced along the streets at 500 ft intervals so that all homes are within 250 ft of a hydrant, 200 ft for homes on a dead-end. Not within bulbs of a cul-de-sac.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.5 Maximum cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.2 Roadway widths and radii are adequate for fire apparatus access with appropriate radii. Dead-end fire access roads are provided with approved turnaround.