

CONDITIONS OF APPROVAL CHECKLIST (PLAT2023-0116)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
CONVEYANCE PLAT (UDC Article 3: 305.F)	
Not Met	Item Description
X	<p>UDC Section 305F.4 via UDA Section 305B.3 Title Block with:</p> <ul style="list-style-type: none"> • “Conveyance Plat” • Proposed Addition Name, then Lot(s) and Block(s) • “Being a replat of...” Existing Lot, Block and Addition Name (if previously platted) • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas
X	<p>UDC Section 305F.4 via UDA Section 305B.3 Existing Features for Properties Immediately Adjacent:</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 305F.4 via UDA Section 305B.3 Existing Filing Information for the Subject Property</p>
X	<p>UDC Section 305F.4 via UDA Section 305B.3 Property within City Limits includes the following note on each page:</p> <ul style="list-style-type: none"> • “CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT” • “A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law.”
X	<p>UDC Section 305F.4 via UDA Section 305B.3 Certification and signature block by a public surveyor registered in Texas</p>
X	<p>UDC Section 305F.4 via UDA Section 305B.3 Owner’s Certificate showing the Legal Description for the Property</p>
X	<p>UDC Section 305F.4 via UDA Section 305B.3 Owner’s Dedication and Signature Block with Name of Owner Printed</p>
X	<p>UDC Section 305F.4 via UDA Section 305B.3 Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 305-F.4.a	All conveyance plats shall include the following notation: "CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT; A conveyance plat is a map of property approved by the city for the purpose of sale or conveyance in its entirety or interests thereon defined. Lots created by a conveyance plat may not have all necessary public utilities available for immediate use. No certificate of occupancy shall be issued nor permanent public utility service provided to any lot(s) created by a conveyance plat until all required public improvements have been constructed and accepted and a record plat is filed for record with the county clerk. Selling a portion of property by metes and bounds, except as shown on an approved, filed and accepted conveyance plat, record plat, minor plat or minor replat is a violation of the city's Code of Ordinances and State Law."
<input checked="" type="checkbox"/>	Sec. 305-F.4.b.	If a parcel is to be created adjacent to a right-of-way shown on the city's master thoroughfare plan or another existing roadway with insufficient right-of-way based on its classification type, the appropriate amount of right-of-way based on its roadway classification, as defined by the engineering design manual, shall be dedicated to the city via the proposed conveyance plat.
<input checked="" type="checkbox"/>	EDM 2.3.D.2.	All intersections shall have a ROW dedication as shown in Table 2-3 and Figure 2-8.

PLAT2023-0116 Checklist - FIRE

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	2021 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 type="checkbox"/>	<input checked="" 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.