

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0046)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	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
X	UDC Section 305B.3(c) Metes and Bounds Description of the Boundary with an Error of Closure not to exceed 1 in 5,000
X	UDC Section 305B.3(c) Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> • Lot and Street Layout • Filing Information
X	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
X	UDC Section 305B.3(c) Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	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
X	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	<p>Sec. 305-B.3.c. All features and necessary data to locate and reproduce the final plat on the ground must be shown on the final plat, including:</p> <p>V. Immediately adjacent properties, including lot and street layouts, and the county filing information. Features situated outside the subdivision shall be appropriately distinguished from features situated within the subdivision;</p> <p>VII. The length of all arcs, radii, internal angles, points of curvature, length and bearing of the tangents. This data shall be provided on a table keyed to the curves on the final plat;</p> <p>VIII. The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements;</p> <p>X. For all lots located wholly or partially within or immediately adjacent to a flood prone area, a designation of the minimum finished floor elevation allowed as defined by Article 7: Stormwater Management ;</p>
<input checked="" type="checkbox"/>	<p>EDM 5.1.G All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.</p>
<input checked="" type="checkbox"/>	<p>EDM 5.1.G.1. Water and wastewater 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 water and wastewater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line rounded up to the nearest 5 feet. In addition, the minimum easement width shall increase for pipe sizes larger than 36 inch such that there is still 7.5 feet minimum beyond the outer edge of pipe, rounded up to the nearest 5 feet.</p>