

**CONDITIONS OF APPROVAL(PLAT2023-0186)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL</b>	
<b>FINAL PLAT (UDC Section 305B)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<b>UDC Section 305B.3</b> Exact Acreage
X	<b>UDC Section 305B.3</b> Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> <li>• Lot and Street Layout</li> <li>• Filing Information</li> </ul>
X	<b>UDC Section 305B.3</b> Proposed Subdivision Plan showing: <ul style="list-style-type: none"> <li>• Lot Lines with Accurate Dimensions and Sequential Numbering of Lots and Blocks</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> <li>• Easements with Widths and Descriptions (existing easements must include filing information)</li> <li>• Floodplain</li> <li>• Streets and Alleys with Names, Widths, and Bearings and Distances</li> </ul>
X	<b>UDC Section 305B.3 via</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	<b>UDC Section 305B.3</b> Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)
X	<b>UDC Section 305B.3</b> Title Block with: <ul style="list-style-type: none"> <li>• "Final Plat"</li> <li>• Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only)</li> <li>• Acreage</li> <li>• Survey Name and Abstract</li> <li>• City of McKinney, Collin County, Texas</li> <li>• Total Number of Lots and Designation and Amounts of Proposed Uses</li> </ul>
X	<b>UDC Section 305B.3</b> Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	<b>UDC Section 305B.3</b> Owner's Certificate showing the Legal Description for the Property
X	<b>UDC Section 305B.3</b> Owner's Dedication and Signature Block
X	<b>UDC Section 305B.3</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	<b>UDC Section 305B.3</b> Property within City Limits includes the following note on each page: <ul style="list-style-type: none"> <li>• 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."</li> </ul>

**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 8.4.G. Required Notes on Record Plat</p> <p>1. Post-Construction BMP maintenance requirements should be summarized and labeled on record plat.</p> <ul style="list-style-type: none"> <li>a. List the type of permanent BMPs established on site</li> <li>b. Identify the iSWM™ standards or proprietary standards</li> <li>c. List the responsible party for BMP maintenance.</li> <li>d. An easement must be dedicated via plat for all non-structural BMPs.</li> </ul>