

**CONDITIONS OF APPROVAL (PLAT2023-0184)**

<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> Metes and Bounds Description of the Boundary with an Error of Closure not to exceed 1 in 5,000
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</b> 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)
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> 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> 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> Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
x	<b>UDC Section 305B.3</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	UDC Sec 305.B	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.
<input checked="" type="checkbox"/>	EDM 4.1.I	No improvements shall be constructed within an Erosion Hazard Setback Easement.
<input checked="" type="checkbox"/>	UDC Sec 305.B	The layout, width, and names of all rights-of-way with the bearings and distances between points of curvature