

**CONDITIONS OF APPROVAL SUMMARY FOR FINAL PLAT (PLAT2023-0109)**

PLANNING DEPARTMENT PLAT SUMMARY		
Not Met	Item Description	Item Description
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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
<input checked="" type="checkbox"/>	UDC Section 305B.3.g	<p>The following certificate shall be placed on the plat in a manner that will allow the completion of the certificate by the proper party: Approved</p> <p>_____</p> <p>Presiding Officer City of McKinney, Texas</p> <p>_____</p> <p>Date Attest</p> <p>_____</p> <p>City Secretary or Board/Commission Secretary</p> <p>_____</p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description	
<input checked="" type="checkbox"/>	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: 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; 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 ;
<input checked="" type="checkbox"/>	EDM 4.1.G.	Maintenance of Drainage Facilities – All maintenance responsibilities shall be in accordance with the Stormwater Management Ordinance. Drainage facilities that have been dedicated to and accepted by the City are maintained by the City. Private drainage facilities are typically maintained by the property owner on which the facility is located. Some private drainage facilities are owned and/or maintained by a Homeowner's Association. In such cases, this shall be noted on the plat. Not all natural creeks and floodplain areas are owned and maintained by the City. Rather, they are owned and maintained by the property owner on which the creek or floodplain area is located. The existence of a drainage or floodplain easement does not change ownership or maintenance responsibility. Maintenance plans for detention ponds and best management practices (BMPs) are required and shall be in accordance with the Stormwater Management Ordinance.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.

# PARKS DEVELOPMENT OFFICE

## DRC COMMENT SHEET

<b>Planning Case:</b>	PLAT2023-0109
<b>Project Name:</b>	Mayer Addition
<b>Parkland Dedication/Cash in Lieu of</b>	N/A
<b>Park Development Fee</b>	N/A
<b>Median Landscape Fee</b>	Due for frontage along Custer Road at \$25.50 per linear foot; due at time of plat filing.  1,038 linear feet X \$25.50 = \$26,469.00
<b>Hike and Bike Trail</b>	12' wide concrete hike and bike trail is required along the creek within a pedestrian access easement. <a href="#">Comment satisfied</a>

<b>Reviewed By:</b>	Dakota Cryer, Parks Planner <a href="mailto:dcryer@mckinneytexas.org">dcryer@mckinneytexas.org</a> 972-547-7489
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