

**EXPLANATION FOR CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0118)**

<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(c)</b> Existing Features outside the Subject Property are Ghosted
X	<b>UDC Section 305B.3(c)</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(d)</b> Location Map to Show All Major Roads within 1,000' of the Subject Property
X	<b>UDC Section 305B.3(f)</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>• "Being a replat of..." Existing Lot, Block and Addition Name (only required for replats)</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(g)</b> Owner's Dedication and Signature Block
X	<b>UDC Section 305B.6()</b> Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
X	<b>UDC Section 305B.3(g)</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"/>	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: 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; VI. The layout, width, and names of all street and/or alley rights-of-way with the bearings and distances between points of curvature; 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; 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 2.2.A.	Functional Classification: Street right-of-way and pavement are provided in accordance with the Master Thoroughfare Plan, Table 2-1, and Figure 2-1.
<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.