

**CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0126)**

<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.2(e)</b> Construction Plans (Civil Drawings) have been approved
X	<b>UDC Section 305B.3(b)</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	<b>UDC Section 305B.3(c)</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(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(c)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	<b>UDC Section 305B.3(c)</b> Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)
X	<b>UDC Section 305B.3(c)</b> Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)
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.6(i)</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> 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"/>	EDM 5.1.G	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.
<input checked="" type="checkbox"/>	UDC Sec 305.B	Identify the layout, width, and names of all street and/or alley rights-of-way