

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0144)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	UDC Section 305B.3(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	UDC Section 305B.3(c) Metes and Bounds Description of the Boundary with an Error of Closure not to exceed 1 in 5,000
X	UDC Section 305B.3(c) Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> • Lot and Street Layout • Filing Information
X	UDC Section 305B.3(c) Proposed Subdivision Plan showing: <ul style="list-style-type: none"> • Lot Lines with Accurate Dimensions and Sequential Numbering of Lots and Blocks • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Easements with Widths and Descriptions (existing easements must include filing information) • Floodplain • Streets and Alleys with Names, Widths, and Bearings and Distances
X	UDC Section 305B.3(c) Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	UDC Section 305B.3(c) Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)
X	UDC Section 305B.3(f) Title Block with: <ul style="list-style-type: none"> • "Final Plat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • "Being a replat of..." Existing Lot, Block and Addition Name (only required for replats) • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
X	UDC Section 305B.3(g) Owner's Certificate showing the Legal Description for the Property
X	UDC Section 305B.3(g) Owner's Dedication and Signature Block
X	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	UDC Section 305B.3(g) Property within City Limits includes the following note on each page: <ul style="list-style-type: none"> • 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.";

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>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>
<input checked="" type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>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.</p>