

**CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0086)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>PRELIMINARY-FINAL PLAT (Sec. 142-74)</b>	
<b>Not Met</b>	<b>Item Description</b>
x	<p><b>Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> <li>• Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances</li> <li>• Streets and Alleys with Names and Dimensions</li> <li>• Easements with Names and Dimensions</li> <li>• Lots designating Lot Numbers and Blocks and Dimensions</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> <li>• Proposed Street Names</li> <li>• Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street</li> </ul>
x	<p><b>Sec. 142-74 (b) (6)</b> Title Block with:</p> <ul style="list-style-type: none"> <li>• "Preliminary-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	<p><b>Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>
x	<p><b>Sec. 142-74 (b) (8)</b> Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)</p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<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.
<input checked="" type="checkbox"/>	Sec. 142-76.b(3)	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 8.4.D	The plat or separate instrument dedicating the easement shall include a statement of the owner's responsibility for maintenance.

**PLAT2022-0086 Checklist - FIRE**

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.1.1</b> Fire access roads shall be provided so that all exterior portions of townhomes are within 150 ft. as the hose lay, from a fire access road.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.1.4</b> Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>2018 IFC C102.1</b> Hydrants shall be spaced along the streets at 500 ft intervals so that all homes are within 250 ft of a hydrant, 200 ft for homes on a dead-end. Not within bulbs of a cul-de-sac.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.1.5</b> Maximum cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.2.5</b> Roadway widths and radii are adequate for fire apparatus access. Dead-end fire access roads are provided with approved turnaround.

**PARKS DEVELOPMENT OFFICE**  
**DRC COMMENT SHEET**

<b>Planning Case:</b>	PLAT2022-0086
<b>Project Name:</b>	Trinity Falls PU8 West
<b>Section 142-157 and 158</b>	Parkland Dedication – satisfied via associated development agreement
<b>Section 142-105 (10)</b>	Median Landscape Fees – required along Hardin Boulevard at \$25.50 per linear foot of frontage; due at time of plat recordation.
<b>Section 142-105 (4)</b>	Hike and Bike Trail – n/a

<b>Reviewed By:</b>	Jenny Baker
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