

**CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0028)**

<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> Metes and Bounds Description of the Boundary with an Error of Closure not to exceed 1 in 5,000
X	<b>UDC Section 305B.3(c)</b> Volume and Page of the Deed of the Property to be Subdivided
X	<b>UDC Section 305B.3(c)</b> Existing Features outside the Subject Property are Ghosted
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(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(f)</b> Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	<b>UDC Section 305B.6()</b> Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid

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

<b>Planning Case:</b>	PLAT2023-0028FP
<b>Project Name:</b>	Willow Wood Park
<b>Parkland Dedication/Cash in Lieu of</b>	Preference is to plat the portion of the common area into the overall park tract to make it all one lot.
<b>Park Development Fee</b>	n/a
<b>Median Landscape Fee</b>	n/a
<b>Hike and Bike Trail</b>	10' wide trail required to be constructed along the east side of Parkdale Drive in lieu of a sidewalk

<b>Reviewed By:</b>	Jenny Baker
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**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	UDC Sec 305.A	Existing features on the property and within 200 feet of the property's perimeter including the location, widths, names, and filing information of all existing streets, rights-of-way, easements, property lines, etc.