

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0039)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
x	UDC Section 305B.3(c) Existing Features outside the Subject Property are Ghosted
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) Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)
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(c) Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)
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) Certification and signature block by a public surveyor registered in Texas
x	UDC Section 305B.3(g) Owner's Dedication and Signature Block
x	UDC Section 305B.6(i) Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
x	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 302-B.1.d.	All public improvements required by this Article must be installed and accepted prior to filing a plat for recordation, unless otherwise specified in an approved facilities agreement or waived by approval of a Variance.
<input checked="" type="checkbox"/>	Sec. 310-C.2.	Private street developments shall provide the following easements: a. Private streets shall be dedicated as common areas which are owned and maintained by the HOA; b. Private streets shall be equal in size and shape to the right-of-way required for public streets, as required by the Engineering Design Manual; c. Private streets shall be overlaid with a public utility, fire lane, access, and drainage easement;
<input checked="" type="checkbox"/>	EDM1.10.G.	No improvements shall be allowed within a public easement except for those specified by a filed plat or separate instrument easement.
<input checked="" type="checkbox"/>	EDM 8.4.G.	Required Notes on Record Plat 1. Post-Construction BMP maintenance requirements should be summarized and labeled on record plat. a. List the type of permanent BMPs established on site b. Identify the iSWM™ standards or proprietary standards c. List the responsible party for BMP maintenance. d. An easement must be dedicated via plat for all non-structural BMPs.

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	PLAT2023-0039
Project Name:	Aster Park
	<p>Parkland Dedication covered via the associated development agreement;</p> <p>Per that agreement, #10 Overlook and associated trail is required in this development phase</p> <p>Median Landscape Fees – required at \$25.50 per linear foot of frontage along FM 1461; due at time of plat filing</p> <p>Hike and Bike Trail – required per associated agreement</p>

Reviewed By:	Jenny Baker
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