

PLAT2021-0045 Checklist - FIRE

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2018 IFC C102.1 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
<input type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are shown on a curve table
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Is this met or not met?

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 2.2.A	Functional Classification: Street right-of-way and pavement are provided in accordance with the Master Thoroughfare Plan, Table 2-1, and Figure 2-1.
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 40x40 for signalized arterial intersections; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.
<input checked="" type="checkbox"/>	SUB 142-105 (6)	Storm sewer and storm drainage facilities: An adequate storm sewer system consisting of inlets, pipes and other underground drainage structures with approved outlets shall be constructed where the runoff of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, and as required by the storm water management ordinance.

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PARKS2021-0045
Project Name:	Morris Manors
Section 142-157 and 158	<p>Parkland Dedication – cash in lieu of land dedication is required at one acre for every 50 residential units. Amount due is determined using Collin Central Appraisal District’s (CCAD) <u>most current</u> per acre value.</p> <p>6 units/50 = 0.12 acres due 0.12 acres x (2021 CCAD per acre value, which is currently unavailable)</p> <p>*estimate will be provided once these numbers are available</p> <p style="color: red;">With CCAD land values fluctuating, this fee may be paid any time between issuance of a site plan approval letter and building permit issuance. Should the number of units change subsequent to paying the fee and prior to permitting, the amount of parkland due will be adjusted accordingly. Should the applicant choose to wait until permitting to pay the fee, the applicant will be responsible for paying the full fee based upon CCAD values that are in place <u>at that time.</u></p>
Section 142-105 (10)	Median Landscape Fees – n/a
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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EXPLANATION FOR CONDITIONS OF APPROVAL (PLAT2021-0045)

PLANNING DEPARTMENT: EXPLANATION FOR CONDITIONS OF APPROVAL	
PRELIMINARY-FINAL REPLAT (Sec. 142-75)	
Not Met	Item Description
X	Sec. 142-75 (b) (1) Purpose Statement
X	Sec. 142-75 (b) via Sec. 142-74 (b) (5) Location Map to Show All Major Roads within 1,000' of the Subject Property
X	Sec. 142-75 (b) (2) Title Block with: <ul style="list-style-type: none"> • "Preliminary-Final Replat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • Previous Plat Information • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
X	Sec. 142-75 (b) (2) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	Sec. 142-75 (c) (6) Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)

Shouldn't this page be first or does it matter?
 It seems to have a more clear heading/title
 than the other pages.