

CONDITIONS OF APPROVAL SUMMARY FOR FINAL PLAT (PLAT2023-0120)

PLANNING DEPARTMENT PLAT SUMMARY		
Not Met	Item Description	Item Description
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	IV. An accurate location of the subdivision in reference to the deed records of the County which shall include the volume and page of the deed of the property to be subdivided
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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;
<input checked="" type="checkbox"/>	UDC Section 305B.3.g	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."
<input checked="" type="checkbox"/>	UDC Section 305B.3.f	V. The tract designation, abstract and other description according to the real estate records of the city or county

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<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.F	The plat or separate instrument dedicating the easement shall include a statement of the owner's responsibility for maintenance.
<input checked="" type="checkbox"/>	EDM 4.10.B	The following note shall be included on the plat: Minimum maintenance requirements for detention facilities can be found on the Post Construction Stormwater Quality Plan sheet as part of the civil construction plans.

Plat Checklist – FIRE PLAT2023-0120FP

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EDM 5.1.G Water easements shall be dedicated for fire hydrants and dimensions noted on the plat.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.1 Platted fire lane easement dimensions shall be shown on the plat and match the site plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.5 Platted fire lane radii meet minimum requirements for fire lane width and are indicated on the plat.
<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 lot.

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	PLAT2023-0120
Project Name:	Wilmeth Central Addition
Parkland Dedication/Cash in Lieu of	N/A
Park Development Fee	N/A
Median Landscape Fee	Due for frontage along Wilmeth Road at \$25.50 per linear foot; due at time of plat filing. 453 linear feet X \$25.50 = \$11,551.50
Hike and Bike Trail	N/A

Reviewed By:	Dakota Cryer, Parks Planner dcryer@mckinneytexas.org 972-547-7489
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