

Conditions of Approval For Preliminary Plat (Plat2023-0150)

| PLANNING DEPARTMENT PLAT SUMMARY |                      |  |
|----------------------------------|----------------------|--|
| Not Met                          | Item Description     | Item Description   |
| ☒                                | UDC Section 305A.3.c | II. Existing easements, including but not limited to sanitary sewer easements, water easements, storm sewer and drainage easements, utility easements, and erosion hazard setback easements  |
| ☒                                | UDC Section 305A.3.d | III. The layout, designations, names, widths, and accurate dimensions of any and all proposed rights-of-way and easements  |
| ☒                                | UDC Section 305A.3.d | VII. The layout and designation of all parcels of land intended to be dedicated or reserved for public use, or reserved in the deeds for the use of all property owners in the proposed subdivision (common areas), or reservations for other uses, together with the purpose or conditions and limitations of such reservations and/or dedications, if any. |
| ☒                                | UDC Section 305A.3.h | Title information including the following:<br><br>I. The proposed name of the subdivision with section or sequencing designation, as appropriate, followed by the lot(s) and block(s);   |
|                                  |                      |  |

**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. |
|                                     |                         |   |
|                                     |                         |   |



**PARKS DEVELOPMENT OFFICE  
DRC COMMENT SHEET**

|   |   |
|---|---|
| <b>Planning Case:</b>                           | PLAT2023-0150   |
| <b>Project Name:</b>                            | Pecan Hill  |
| <b>Parkland Dedication/<br/>Cash in Lieu of</b> | <p>Cash in lieu of land dedication is required at one acre for every 37 residential units. Estimated amount due is determined using Collin Central Appraisal District's (CCAD) <u>most current</u> per acre value.</p> <p>64 units / 37 = 1.73 acres due<br/>         1.73 acres x \$70,644 (2023 CCAD per acre value) = \$122,214</p> <p><i>With CCAD land values fluctuating, this fee may be paid any time between issuance of an approval letter and plat filing or building permit issuance. Should the number of units change after paying the fee and prior to filing/permitting, the amount of parkland due will be adjusted accordingly. Should the applicant choose to wait until filing/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>.</i></p> |
| <b>Park Development Fee</b>                     | <p>\$1,000 per unit<br/>         64 units x \$1,000 = \$64,000</p>  |
| <b>Median Landscape Fee</b>                     | <p>Due for frontage along Lake Forest Drive at \$25.50 per linear foot; due at time of plat filing.</p> <p>1,274 lin.ft. x \$25.50 = \$32,487</p>   |
| <b>Hike and Bike Trail</b>                      | N/A   |
| <b>Reviewed By:</b>                             | Dakota Cryer, Parks Planner II   <a href="mailto:dcryer@mckinneytexas.org">dcryer@mckinneytexas.org</a>   972-547-7489  |

**CITY OF MCKINNEY PARKS & RECREATION DEPARTMENT**

**PLAT2023-0150 Checklist - FIRE**

| Met                                 | Not Met                             | Item Description  |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <b>CoM Ord. 142-76.b.4</b> Proper easements shown at fire hydrant locations   |
| <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>2021 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 503.2.2</b> Roadway widths and radii are adequate for fire apparatus access with appropriate radii. Dead-end fire access roads are provided with approved turnaround.               |