

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0115)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	UDC Section 305B.3(b) Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances to the nearest established street lines, official monuments, or subdivision corner
X	UDC Section 305B.3(c) Metes and Bounds Description of the Boundary with an Error of Closure not to exceed 1 in 5,000
X	UDC Section 305B.3(c) Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> • Lot and Street Layout • Filing Information
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(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) Owner's Dedication and Signature Block
X	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	UDC Section 305B.3(g) Property within City Limits includes the following note on each page: <ul style="list-style-type: none"> • 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.";

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	<p>Sec. 305-B.3.c. All features and necessary data to locate and reproduce the final plat on the ground must be shown on the final plat, including:</p> <p>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;</p> <p>VI. The layout, width, and names of all street and/or alley rights-of-way with the bearings and distances between points of curvature;</p> <p>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;</p> <p>X. For all lots located wholly or partially within or immediately adjacent to a flood prone area, a designation of the minimum finished floor elevation allowed as defined by Article 7: Stormwater Management ;</p>

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	PLAT2023-0115
Project Name:	Painted Tree Woodland West Phase 3
Parkland Dedication/Cash in Lieu of	Satisfied via associated development agreement.
Park Development Fee	N/A
Median Landscape Fee	N/A
Hike and Bike Trail	8' wide concrete trail is required along northern boundary of Woodland West Phase 3. All trails located in this phase must be located within a pedestrian access easement or common area and a "Trails" designation placed upon each access easement (Trail Easement) that specifically limits the use of each trail easement to its designated purpose for a trail. (see Development Agreement for specific language)

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