

**CONDITIONS OF APPROVAL SUMMARY (PLAT2023-0124)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b>	
<b>PRELIMINARY PLAT (UDC Section 305A)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<p><b>UDC Section 305A.3 (c)</b> Existing Features inside the Subject Property:</p> <ul style="list-style-type: none"> <li>• Streets and Alleys with Width, Name and Filing Information</li> <li>• Easements (including drainage, water, and sewer) with Width, Name and Filing Information</li> <li>• Other Features such as Creeks or Abstract Lines</li> </ul>
X	<p><b>UDC Section 305A.3 (c)</b> Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> <li>• Property Lines</li> <li>• Streets and Alleys</li> <li>• Easements (including drainage, water, and sewer)</li> <li>• Lot, Block, and Addition Name</li> <li>• Filing Information</li> </ul>
X	<p><b>UDC Section 305A.3 (d)</b> New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> <li>• Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances</li> <li>• Streets and Alleys with Names and Dimensions</li> <li>• Easements with Names and Dimensions</li> <li>• Lots designating Lot Numbers and Blocks and Dimensions</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> <li>• Proposed Street Names</li> <li>• Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street</li> </ul>
X	<p><b>UDC Section 305A.3 (i)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
X	<p><b>UDC Section 305A.3 (k)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
☒	Sec. 307-C.2.	Hike and bike trails shall be provided as referenced in the Parks Master Plan and the Engineering Design Manual.
☒	Sec. 307-C.5.a.	Sanitary sewer systems shall be provided as referenced in the Engineering Design Manual and the Wastewater Collection System Master Plan. Sanitary sewer systems shall be provided to and through the property being subdivided, including in locations along the perimeter of the property line.
☒	EDM 2.2.C.2.	To promote reduced speeds in residential neighborhoods, C2U roadways with residential frontage and all R2U roadways shall not exceed 600 feet in tangent length between curves, bends, and terminus points measured along the centerline of the roadway.
☒	EDM 2.5.B.1.	Right turn lanes shall be provided on arterial roadways at all intersecting streets and driveways. All right turn lanes are 11 feet in width. Additional ROW shall be required adjacent to right turn lanes so that there is a minimum of 11 feet of ROW from the back of curb. Right turn storage lengths shall be sized to store the number of vehicles expected to queue in the lane during an
☒	EDM 2.10.C.	Hike and Bike Routes – To create a network of trails and sidewalks, the Hike and Bike Master Plan specifies a network of enhanced sidewalks and spine trails throughout the City. Refer to the Hike and Bike Master Plan for the location of these improvements. Additional ROW and easements may be needed to accommodate these improvements.
☒	EDM 4.8.G.	Maintenance Access Requirements - Unobstructed access routes shall be provided to all natural and improved open channels and creeks to allow vehicular access for maintenance. All portions of the maintenance access routes shall be located entirely within drainage easements associated with the creek or channel. The unobstructed access shall extend from the ROW and occur at a frequency of no less than 1,500 linear feet along the channel unless there exists an access route that is contained within a drainage easement on the opposite side of the creek or channel. Access routes along open channels and to/from the ROW shall be a minimum of 15 feet wide with a maximum 8H:1V running slope and a maximum 10H:1V cross slope.

# PARKS DEVELOPMENT OFFICE

## DRC COMMENT SHEET

<b>Planning Case:</b>	PLAT2023-0124
<b>Project Name:</b>	Painted Tree Woodland East Phase 4
<b>Parkland Dedication/Cash in Lieu of</b>	Satisfied via associated development agreement.
<b>Park Development Fee</b>	N/A
<b>Median Landscape Fee</b>	Due for frontage along Taylor Burk Drive at \$25.50 per linear foot; due at time of plat filing.  227 linear feet X \$25.50 = \$5,788.50
<b>Hike and Bike Trail</b>	10' wide concrete hike and bike trail is required along northern boundary of Woodland East Phase 4. 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)

<b>Reviewed By:</b>	Dakota Cryer, Parks Planner <a href="mailto:dcryer@mckinneytexas.org">dcryer@mckinneytexas.org</a> 972-547-7489
---------------------	---

**PLAT Checklist – FIRE**

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.2.4</b> Platted fire access road radii meet the minimum requirements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>COM Fire Ordinance 503.1.5</b> Maximum dead-end cul-de-sac length not to exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.2.4</b> Platted fire department access roads meet the minimum width
<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 type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	