

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0071)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
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(c) Two (2) Points tied to State Plane Coordinate System, Texas North Central
x	UDC Section 305B.3(c) Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)
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.6(i) Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
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"/>	Sec. 302-B.1.d. All public improvements required by this Article must be installed and accepted prior to filing a plat for recordation, unless otherwise specified in an approved facilities agreement or waived by approval of a Variance.
<input checked="" type="checkbox"/>	Sec. 310-C.2. Private street developments shall provide the following easements: a. Private streets shall be dedicated as common areas which are owned and maintained by the HOA; b. Private streets shall be equal in size and shape to the right-of-way required for public streets, as required by the Engineering Design Manual; c. Private streets shall be overlaid with a public utility, fire lane, access, and drainage easement;

PLAT2023-0071 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"/>	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"/>	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. Not within bulbs of a cul-de-sac.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.5 Maximum cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.2 Roadway widths and radii are adequate for fire apparatus access with appropriate radii. Dead-end fire access roads are provided with approved turnaround.

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	PLAT2023-0071
Project Name:	Aster Park Phase 1B
Section 142-157 and 158	Parkland Dedication – Please refer to the associated Development Agreement for Aster Park Parkland. Per that agreement, private parkland amenities are required with this phase. As civil plans are developed, please forward plan layouts for the park amenities for review by the Parks Department. Parkland credits are applicable to the first 596 lots that are record platted.
Section 142-105 (10)	Median Landscape Fees – n/a
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Dakota Cryer
---------------------	--------------