

CONDITIONS OF APPROVAL SUMMARY (PLAT2023-0083)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY PLAT (UDC Section 305A)	
Not Met	Item Description
x	UDC Section 305A.3 (c) Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
x	UDC Section 305A.3 (d) New Features inside the Subject Property showing: <ul style="list-style-type: none"> • Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances • Streets and Alleys with Names and Dimensions • Easements with Names and Dimensions • Lots designating Lot Numbers and Blocks and Dimensions • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Proposed Street Names • Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
x	UDC Section 305A.3 (h) Title Block with: <ul style="list-style-type: none"> • "Preliminary Plat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • 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 305A.3 (i) Two (2) Points tied to State Plane Coordinate System, Texas North Central

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. 302-D.2.	All lands remaining within the 100-year floodplain shall be dedicated as an easement.
<input checked="" type="checkbox"/>	Sec. 307-B.2.	Easements and rights-of-way for public improvements required by this Article shall be provided as specified by the Engineering Design Manual. Easements for franchise utilities shall be provided as specified by the individual utility company. All utility easements intended for the shared use of franchised utilities shall not be less than 10 feet in width unless located adjacent to a right-of-way.
<input checked="" type="checkbox"/>	Sec. 307-C.3.	Streets, alleys, sidewalks, and lighting shall be provided as referenced in the Engineering Design Manual. These improvements shall be provided to and through the property, in all cardinal directions, being subdivided, including the tracts located along the perimeter of the property line.

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PLAT2023-0083
Project Name:	Pinehurst Luxury Townhomes
Parkland Dedication/Cash in Lieu of	<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>27 units / 37 = 0.73 acres due 0.73 acres x \$143,122 (2023 CCAD per acre value) = \$104,479</p> <p style="color: red;">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 subsequent to 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>.</p>
Park Development Fee	<p>\$1,000 per unit 27 units x \$1,000 = \$27,000</p>
Median Landscape Fee	<p>Due for frontage along Wilson Creek Parkway at \$25.50 per linear foot; due at time of plat filing.</p> <p>875' x \$25.50 = \$22,312</p>
Hike and Bike Trail	N/A

Reviewed By:	Dakota Cryer
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