

## CONDITIONS OF APPROVAL SUMMARY FOR FINAL PLAT (PLAT2023-0091)

PLANNING DEPARTMENT PLAT SUMMARY		
Not Met	Item Description	Item Description
<input checked="" type="checkbox"/>	UDC Section 305B.2.c	<p>*When a Preliminary Plat is required, final plats shall include all or a portion of the area included on an approved preliminary plat. The final plat shall substantially conform with an approved preliminary plat or a portion of an approved preliminary plat.</p> <p>Plat shall conform with Approved Development Plans</p>
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	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;
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	XIV. The official monuments shall be tied at two points into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. State plane coordinates tied to two points on the plat boundary shall be shown on the plat

**CONDITIONS OF APPROVAL SUMMARY FOR FINAL PLAT (PLAT2023-0091)**

<input checked="" type="checkbox"/>	UDC Section 305B.3.g	The following certificate shall be placed on the plat in a manner that will allow the completion of the certificate by the proper party: Approved  <hr/> Presiding Officer City of McKinney, Texas  <hr/> Date Attest  <hr/> City Secretary or Board/Commission Secretary  <hr/>
<input checked="" type="checkbox"/>	UDC Section 305B.3.g	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**

<b>Not Met</b>	<b>Item Description</b>
<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>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

<b>Planning Case:</b>	PLAT2023-0091
<b>Project Name:</b>	Painted Tree Woodland West
<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>	Required for frontage along Lake Forest Drive at \$25.50 per linear foot; due at time of plat filing. 1,258 linear feet x \$25.50 = \$32,079
<b>Hike and Bike Trail</b>	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
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