



The Preserve at Collin County, Phase 1 North

Owner: Fieldside Development

Application Date: 7/02/2026

Application Completeness Date: 7/09/2026

Court date: 08/3/2026

CONDITIONS FOR PLAT APPROVAL:

1. Property Line Delineation

Revise the plat to clearly depict the proposed property line following the right-of-way dedication. The property line shall be shown in bold linework. (Section 1.03.E.1.i)

2. Property Line Continuity

Revise the proposed property line to extend continuously across all new roadway intersections to accurately reflect the resulting property configuration. (Section 1.03.E.1.i)

3. Lot Size Information

Provide staff with the minimum lot size and maximum lot size within the subdivision. This information is required to verify that the appropriate roadway right-of-way is being dedicated on the plat in accordance with the County Roadway Standards. (Section 1.03.E.1.h)

4. Sanitary Sewer Provider Information

Revise the plat to identify the sanitary sewer service provider and include the provider's contact information (Section 1.03.E.1.g.)

5. Drainage Easements

Revise the plat to demonstrate compliance with the County's prohibition on lot-to-lot drainage. This can be accomplished by providing a typical section on the plat illustrating the proposed drainage easements between adjacent lots. (Section 1.03.E.3.b.)

6. Sight Triangle Requirements

Where required, dedicate the necessary sight visibility easements to ensure unobstructed visibility for intersecting roadways. See Figure 1.04-5 of the Roadway Standards. This is accomplished by providing clear sight triangles at all roadway intersections in accordance with the County Roadway Standards. (Section 1.05.A.2 and 1.05.B).

7. Cluster mailboxes

USPS requires the use of Cluster mailboxes. Cluster mailboxes shall be located within a dedicated lot or an easement specifically designed for that purpose unless they will be located within the public right of way. If they are located in the right of way, they should be placed in a manner that will not impact the regular maintenance of the public infrastructure. (Section 1.03.E.2.c)

Engineering staff will review the resubmittal to verify that the conditions of conditional approval have been satisfied. Upon staff's determination that all conditions have been adequately addressed, the conditional approval may be administratively converted to final approval.