

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0209)**

| <b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY</b> |   |
|--|---|
| <b>PRELIMINARY-FINAL PLAT (Sec. 142-74)</b>                |   |
| <b>Not Met</b>   | <b>Item Description</b>   |
| x  | <p><b>Sec. 142-74 (b) (3)</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>Sec. 142-74 (b) (4)</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>Sec. 142-74 (b) (6)</b> Title Block with:</p> <ul style="list-style-type: none"> <li>• "Preliminary-Final Plat"</li> <li>• Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only)</li> <li>• Acreage</li> <li>• Survey Name and Abstract</li> <li>• City of McKinney, Collin County, Texas</li> <li>• Total Number of Lots and Designation and Amounts of Proposed Uses</li> </ul>   |
| x  | <p><b>Sec. 142-74 (b) (7)</b> Property within City Limits includes the following notes on each page:</p> <ul style="list-style-type: none"> <li>• "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY"</li> <li>• "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" <u>OR</u></li> <li>• "All proposed lots situated entirely outside the City's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance"</li> </ul>          |
| x  | <p><b>Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>   |
| x  | <p><b>Sec. 142-74 (b) (8)</b> 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)</p>   |
| x  | <p><b>Sec. 142-74 (b) (8)</b> Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)</p>  |

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

| <b>Not Met</b>                      | <b>Item Description</b> |   |
|-------------------------------------|-------------------------|---|
| <input checked="" type="checkbox"/> | EDM 2.3.D               | Corner Clips: Corner clip ROW dedications are provided at all street intersections  |
| <input checked="" type="checkbox"/> | EDM 5.1.G               | All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement. |
|                                     |                         |   |
|                                     |                         |   |
|                                     |                         |   |
|                                     |                         |   |

# LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

REVIEWER: ADAM ENGELSKIRCHEN

Case # PLAT2021-0209 Craig Ranch Casitas

## LANDSCAPE REVIEW: PRELIMINARY-FINAL PLAT (Sec. 142-74)

| Not Satisfied | Item Description   |
|---------------|--|
| X             | <b>Tree Survey Required or Affidavit of No Trees: Sec. 142-74 (b)(2)(c)</b> Additional information as deemed necessary by the director of planning to adequately review the proposed plat. |

## LANDSCAPE REVIEW: SCREENING AND BUFFERING OF CERTAIN RESIDENTIAL LOTS (Sec. 142-106)

| Not Satisfied | Item Description   |
|---------------|--|
| X             | <b>Sec. 142-106 (b)</b> Buffering shall be provided in the form of a common area wherever a residential lot would otherwise back or side to a street and shall be the minimum width indicated in table 1. Within that common area, screening as indicated in table 2 shall be provided |