

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

Not Met	Item Description	
☒	EDM 1.9.D	Road and sanitary sewer crossings across TP&L easement must be coordinated with appropriate electric company. Verify approval of road & utility alignments as shown and obtain encroachment agreement prior to issuance of development permit.
☒	EDM 2.2.A	All streets must conform to typical public street standards as outlined in EDM. R2U Residential Street = 50' right-of-way, 27' pavement width
☒	EDM 2.2.H	Temporary or permanent turn-around required at dead-end streets fronting residential lots.
☒	EDM 2.2.H	Knuckles to not meet horizontal street curvature standards. Include knuckle turn-around (80' dia. pavement, 100' dia. ROW) where needed.
☒	EDM 2.3.C	Sight visibility easements required at intersections containing curvature where needed. Refer to EDM for design criteria for visibility triangles.
☒	EDM 2.3.D	All residential intersections must dedicate 10'x10' corner clips at all intersection corners.
☒	EDM 2.5.D	Right turn lanes required at all driveways off arterials (Future Ridge Rd). Dedicate additional right-of-way for right turn lanes at both entrances (min. 100' stacking, 100' transition, 11' wide turn lane).
☒	EDM 4.7.C	Storm lines must be discharged at the flow lines of creeks. Discharge storm pipes outside of the buildable limits of residential lots and to adjacent creek flow lines.
☒	EDM 4.10.A	Provide calculations & detention study that show detention pond sizing is sufficient to serve development. FYI for calculations that pre-developed flow is existing flow at discharge point, not flow generated from total site area. Due to proposed detention system, hydraulic modeling likely required (detention discharging into detention)
☒	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. Required offsite water and sanitary sewer easements on all properties where needed must be obtained prior to issuance of development permit. Additionally, sanitary sewer mains that are deeper than 10' require additional easement greater than 15'-minimum width equal to Width = 2.5 x Depth, rounded up to nearest 5'. Sewers deeper than 20' require approval from the Director of Engineering.
☒	EDM 5.2.C	Water system must be properly sized to service development. Goodman Ranch Water Analysis prepared by Matt Hickey, dated Jan 26, 2022, accounts for 453 single-family units (est. 1,450 people for water demand calculations) in Phase 1. Submitted Phase 1 plat proposes 296 single-family units and 330 duplex units (est. 1,772 people). Please show proposed water lines as necessary per water analysis, show proposed water lines along Custer Rd, CR 168, CR 165 to be constructed, and update water analysis to confirm that proposed water improvements are sufficient to serve development. If proposed improvements are not sufficient, additional improvements will be required.
☒	EDM 5.2.K	Dead end water mains are not allowed. Loop water lines dead ending at cul-da-sacs where needed.

<input checked="" type="checkbox"/>	EDM 5.3.A	Draining sewer out of natural basin is not allowed per City wastewater master plan. Recommend sending sewer on far west side of property to Aster Park system, and recommend verifying watershed east of Goodman Ranch prior to supplying stubout to adjacent property.
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# LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

**REVIEWER: ADAM ENGELSKIRCHEN**

**Case # PLAT2022-0021 Good Ranch**

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

Not Satisfied	Item Description	Link to Ordinance
<b>X</b>	<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	<a href="https://library.municode.com/tx/mckinney/codes/code_of_ordinances?">https://library.municode.com/tx/mckinney/codes/code_of_ordinances?</a>
	<b>Sec. 142-106 (d) Standards</b> . Screening shall be a minimum of six feet in height and shall not exceed the maximum height allowed for fences (except for living screens). In the case of a living plant screen, two full growing seasons to a maximum time of 18 months shall be allowed to attain the required height and screening characteristics specified above. Where the design of a residential subdivision along a street employs a combination of lots backing and siding toward the street, the plan shall provide for consistency of landscaping and fencing design and materials along both, the backing and siding lots so as to create an overall desirable effect. Walls or fences along the sides of lots which are continuous with walls or fences along adjacent backing lots shall be located within a common area and shall be maintained by the same entity.	
	<b>Sec. 142-106 (e) Conflicts</b> . No improvements shall conflict with vehicular or pedestrian traffic movement. No improvements, including trees or large shrubs which do not meet the guidelines established by the utility company or the city shall be planted over or under existing utilities. Sidewalk or hike and bike trail locations shall be coordinated with other improvements and shall be shown on the screening and buffering plan.	
	<b>Sec. 142-106 (f) Submittal</b> . Plans for screening and buffering shall be submitted concurrently with the applicant for minor plat, minor replat or record plat approval. Plans will be evaluated by the landscape administrator concurrently with the minor plat, minor replat or record plat consideration. Approval of the screening and buffering plans by the landscape administrator is required prior to the approval of a minor plat, minor replat or record plat.	

PLAT2022-0021 Checklist - FIRE

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Ord. 142-76.b.4</b> Proper easements shown at fire hydrant locations
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>CoM Fire Ordinance 503.1.4</b> Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>2018 IFC C102.1</b> 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"/>	<b>CoM Fire Ordinance 503.1.5</b> Maximum cul-de-sac length shall not exceed 600 ft.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>CoM Fire Ordinance 503.2.2</b> Roadway widths and radii are adequate for fire apparatus access. Dead-end fire access roads are provided with approved turnaround.

**EXPLANATION FOR DISAPPROVAL (PLAT2022-0021)**

<b>PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL</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) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</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>