

**CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0181)**

<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) (2)</b> Existing Features inside the Subject Property:</p> <ul style="list-style-type: none"> <li>• Streets and Alleys with Width, Name and Filing Information</li> <li>• Easements (including drainage, water, and sewer) with Width, Name and Filing Information</li> <li>• Other Features such as Creeks or Abstract Lines</li> </ul>
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) (3)</b> Existing Features outside the Subject Property are Ghosted</p>
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> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	TCEQ- 285.4(c )	Facility Planning Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.
<input checked="" type="checkbox"/>	EDM 2.2.C	Horizontal Alignment: Street design is appropriate for the design speed per this section and Table 2-1.
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 40x40 for signalized arterial intersections; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.
<input checked="" type="checkbox"/>	EDM 4.1.K.	Lot-to-lot drainage, defined as runoff from one individually owned private lot to another, is not allowed. Once runoff is conveyed to a public right-of-way (ROW) or drainage or floodplain easement, it may not be directed back onto private property outside of a drainage or floodplain easement.
<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.
<input checked="" type="checkbox"/>	EDM 5.1.G.1.	Water and wastewater easements shall have a minimum width of 15 feet.

# LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

**REVIEWER: ADAM ENGELSKIRCHEN**

**Case #PLAT2021-0181 Forest Grove Estates**

## 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.	

	<p><b>Sec. 142-106 (g) Administration .</b> The developer shall provide three complete sets of plans to the planning department which shall include, but not be limited to, the following information; location of berming, fencing, walls or landscaping; sidewalks; location of the street and property line; location of the screening and buffering area within the open space common area; location of existing and proposed utilities (water, sanitary sewer, electric, cable, gas, etc.); location of existing and proposed easements; construction details of the fencing or walls; specific plant materials being used (including common name, scientific name, quantity, size, spacing); planting details; berm details; and an irrigation plan; and any additional information as requested by the landscape administrator to assist in the complete and thorough review of the proposed plans. Sheet size shall be 24 inches by 36 inches with the scale not to exceed one inch equals 40 feet, or as determined by the landscape administrator. Construction drawings of all improvements shall be approved by the landscape administrator and the chief building official, prior to the installation of any proposed screening and buffering improvements.</p>	
	<p><b>Sec. 142-106 (i) Maintenance .</b> Maintenance of the screening and buffering requirements mentioned herein shall be established prior to plat approval and shall be clearly outlined as part of the facilities agreement or as a condition of plat approval. A homeowners' association (HOA) shall be responsible for maintenance of all landscaping, buffering, screening, irrigation and associated improvements adjacent to residential subdivisions along public thoroughfares.</p>	