

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0011)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	UDC Section 305B.3(c) Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> ● Lot and Street Layout ● Filing Information
X	UDC Section 305B.3(c) Proposed Subdivision Plan showing: <ul style="list-style-type: none"> ● Lot Lines with Accurate Dimensions and Sequential Numbering of Lots and Blocks ● Common Areas (should be defined as "CA-XX" where "XX" is the block and number) ● Easements with Widths and Descriptions (existing easements must include filing information) ● Floodplain ● Streets and Alleys with Names, Widths, and Bearings and Distances
X	UDC Section 305B.3(f) Title Block with: <ul style="list-style-type: none"> ● "Final Plat" ● Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) ● "Being a replat of..." Existing Lot, Block and Addition Name (only required for replats) ● Acreage ● Survey Name and Abstract ● City of McKinney, Collin County, Texas ● Total Number of Lots and Designation and Amounts of Proposed Uses
X	UDC Section 305B.3(g) Owner's Dedication and Signature Block
X	UDC Section 305B.6(i) Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
X	UDC Section 305B.3(g) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

REVIEWER: ADAM ENGELSKIRCHEN

Case # PLAT2022-0208 - Bingham Estates

Not Satisfied	Item Description
X	308D.1.Table 3-1: Within the City limits and in the ETJ, a landscape buffer shall be provided in the form of a common area wherever a single-family, duplex, triplex, or quadplex residential lot would otherwise back or side to a street, including those lots separated by an alley, parallel road, or common area, and shall be the minimum width indicated in Table 3-1.

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	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: 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"/>	Sec. 305-B.6.a. The final plat shall be filed for recordation with the County Clerk by the City after the following have been completed: II. All public improvements in subdivisions have been accepted;