

EXPLANATION FOR DISAPPROVAL (PLAT2022-0201)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <ul style="list-style-type: none"> • Property Lines • Streets and Alleys • Easements (including drainage, water, and sewer) • Lot, Block, and Addition Name • Filing Information
X	<p>Sec. 142-74 (b) (4) New Features inside the Subject Property showing:</p> <ul style="list-style-type: none"> • Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances • Streets and Alleys with Names and Dimensions • Easements with Names and Dimensions • Lots designating Lot Numbers and Blocks and Dimensions • Common Areas (should be defined as "CA-XX" where "XX" is the block and number) • Proposed Street Names • Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
X	<p>Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page:</p> <ul style="list-style-type: none"> • "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY" • "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> • "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"
X	Sec. 142-74 (b) (7) Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	Sec. 142-99 (b) (3) Lots shall have frontage on a public street

ENGINEERING DEPARTMENT PLAT DISAPPROVAL CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec 142-99 (b)(3)c.2.	Lots shall have frontage on a public street. Hardin Blvd and collector roadway plats must both be filed prior to filing of this plat. Include filing information as needed.
<input checked="" type="checkbox"/>	SUB 142-107	Commons areas must be owned & maintained by an HOA. Include notes on plat.
<input checked="" type="checkbox"/>	EDM 2.2.A	Minimum alley ROW width = 17'. Maximum allow ROW width = 20'. Alleys with dedicated ROW larger than 20' to meet fire protection requirements must be dedicated as common areas, owned & maintained by an HOA.
<input checked="" type="checkbox"/>	EDM 2.3.D	Provide corner clips at all intersections - 25x25 for unsignalized arterial intersections; 10x10 for residential intersections; 5x5 for alley intersections.
<input checked="" type="checkbox"/>	EDM 2.3.E	Dedicate additional ROW as needed to allow for full single-lane roundabout at intersection of Road A and Road C.
<input checked="" type="checkbox"/>	EDM 2.5.B	Right turn lane required at Road G/Bloomdale Road intersection. Dedicate additional ROW as needed.
<input checked="" type="checkbox"/>	EDM 2.6.C	Connect Road E to Road F; avoid dead-end roads where possible for connectivity.
<input checked="" type="checkbox"/>	EDM 2.7.A	Residential driveways for lots less than 50 wide shall access only alleys. Alley required for Block A lots.
<input checked="" type="checkbox"/>	EDM 2.8.B	Minimum alley turn radius = R40'.
<input checked="" type="checkbox"/>	EDM 4.10	Dedicate drainage easement around limits of detention ponds
<input checked="" type="checkbox"/>	EDM 4.12	Dedicate drainage easement around NRCS Lake 17 per City and Collin County Soil & Water Conservation District criteria.
<input checked="" type="checkbox"/>	EDM 5.1.G	Dedicate additional sanitary sewer easement for existing line based on depth criteria outlined in EDM.

Plat Checklist – FIRE PLAT2022-0201

Met	Not Met	Item Description
<input type="checkbox"/>	<input type="checkbox"/>	EDM 5.1.G Water easements shall be dedicated for public fire hydrants <i>N/A</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.1 Fire access roads shall be provided so that all exterior portions of the building are within 150 ft, as the hose lays, from a fire lane.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are indicated on the plat.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each lot.

LANDSCAPE REVIEW OF PLATTING REQUIREMENTS
REVIEWER: ADAM ENGELSKIRCHEN
Case # PLAT2022-0201 - Bloomdale 140 Addition East

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

Not Satisfied	Item Description
X	Sec. 142-106 (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