

RECOMMENDATION FOR DENIAL SUMMARY (PLAT2019-0092)

PLANNING DEPARTMENT: RECOMMENDATION FOR DENIAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
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) (6) Title Block with:</p> <ul style="list-style-type: none"> • "Preliminary-Final Plat" • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • Acreage • Survey Name and Abstract • Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
X	<p>Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>
X	<p>Sec. 142-74 (b) (8) Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)</p>

PLAT2019-0092 Princeton Crossing

ENGINEERING DEPARTMENT PLAT CHECKLIST		
Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 1.10.	Offsite easements required for offsite improvements.
<input checked="" type="checkbox"/>	EDM 2.2.C.2.	Residential roadways shall not exceed 600' between curves, bends, and terminus points.
<input checked="" type="checkbox"/>	EDM 2.3.D.2.	ROW corner clips of adequate size required at all intersections.
<input checked="" type="checkbox"/>	EDM 2.4.B.	Minimum median opening spacing shall be 525' nose-to-nose.
<input checked="" type="checkbox"/>	EDM 2.5.B.1.	Right turn lanes required at all streets.
<input checked="" type="checkbox"/>	EDM 2.7.A.1.	Residential lots less than 50' width shall have driveways that only access alleys.
<input checked="" type="checkbox"/>	EDM 2.13.	Traffic Impact Analysis required to assess the effect of proposed development on surrounding roadways.
<input checked="" type="checkbox"/>	EDM Figure 2-4	Provide adequate ROW for intersection of arterial roadways.
<input checked="" type="checkbox"/>	EDM 5.1.A.1.	Comply with City of McKinney Water and Wastewater Master Plans.
<input checked="" type="checkbox"/>	EDM 5.1.D.1.	Water mains shall be located in an easement adjacent to the ROW along arterial roadways.
<input checked="" type="checkbox"/>	EDM 5.1.D.2.	Wastewater mains shall be located behind the curb of arterial roadways.
<input checked="" type="checkbox"/>	EDM 5.2.E.	Water mains shall be sized in accordance with City of McKinney standards.
<input checked="" type="checkbox"/>	EDM 5.2.L.4.c.	Minimum fire flow provided shall be 1,500 gpm at 20 psi residual pressure.