

**EXPLANATION FOR DISAPPROVAL SUMMARY (PLAT2020-0035)**

<b>PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL CHECKLIST</b>	
<b>PRELIMINARY-FINAL REPLAT (Sec. 142-75)</b>	
<b>Not Met</b>	<b>Item Description</b>
x	<b>Sec. 142-75 (b) (1)</b> Purpose Statement
x	<b>Sec. 142-75 (b) via Sec. 142-74 (b) (3)</b> Existing Features within 200' of the Subject Property: <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	<b>Sec. 142-75 (b) (2)</b> Title Block with: <ul style="list-style-type: none"> <li>• "Preliminary-Final Replat"</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>• Previous Plat Information</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	<b>Sec. 142-75 (b) via Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing: <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	<b>Sec. 142-75 (b) (3) or (4)</b> Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> <li>• "PRELIMINARY-FINAL REPLAT: 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	<b>Sec. 142-75 (b) via Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central
x	<b>Sec. 142-75 (b) via Sec. 142-74 (b) (7)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
x	<b>Sec. 142-75 (c) (6)</b> Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	SUB 142-103	Easements
<input checked="" type="checkbox"/>	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 5'x5' for alleys.

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

Satisfied	Not Satisfied	Not Applicable	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><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.</p> <p><a href="https://library.municode.com/tx/mckinney/codes/code_of_ordinances?nodeId=SPBDERE_CH142SURE_ARTIVDEST_S142-106SCBUCERELOADST">https://library.municode.com/tx/mckinney/codes/code_of_ordinances?nodeId=SPBDERE_CH142SURE_ARTIVDEST_S142-106SCBUCERELOADST</a></p>