

EXPLANATION FOR DISAPPROVAL (PLAT2020-0075)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
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) (5) Location Map to Show All Major Roads within 1,000' of the Subject Property</p>
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) 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	<p>Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT PLAT SUMMARY

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 142-103	Easements
<input checked="" type="checkbox"/>	Sec. 130-266(1)(d)	Erosion hazard setbacks
<input checked="" type="checkbox"/>	EDM 2.7.B	Driveways Widths
<input checked="" type="checkbox"/>	EDM 5.1.A	General: Water and wastewater systems are provided in accordance with the City of McKinney Water & Wastewater Master Plans, and with TCEQ, AWWA, and other relevant standards.
<input checked="" type="checkbox"/>	Sec. 142-74(b)(9)	Submit a Flood Study for review and approval. <i>Additional studies and/or technical analyses: It is generally understood and accepted that additional studies or analyses may be necessary prior to the consideration of a plat, as determined by the director of engineering. This may include, but not be limited to flood studies, drainage analyses, and/or traffic impact analyses, the results of which may have significant impacts regarding the final layout of the plat. As a result, said studies and technical analyses shall be submitted and approved prior to the submittal of a plat.</i>