

EXPLANATION FOR DISAPPROVAL PLAT2022-0256

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY PLAT (UDC Section 305A)	
Not Met	Item Description
X	UDC Section 305A.2(d) Site Plan has been approved (for non-residential and multi-family residential projects)
X	UDC Section 305A.3 (c) Existing Features inside the Subject Property: <ul style="list-style-type: none"> • Streets and Alleys with Width, Name and Filing Information • Easements (including drainage, water, and sewer) with Width, Name and Filing Information • Other Features such as Creeks or Abstract Lines
X	UDC Section 305A.3 (c) Existing Features within 200' of the Subject Property: <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	UDC Section 305A.3 (d) New Features inside the Subject Property showing: <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	UDC Section 305A.3 (f) Location Map to Show All Major Roads within 1,000' of the Subject Property
X	UDC Section 305A.3 (h) Title Block with: <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 • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
	UDC Section 305A.3 (o) Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> • "PRELIMINARY PLAT: FOR REVIEW PURPOSES ONLY" • For lots in the corporate limits, "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.", OR • For lots in the Extraterritorial Jurisdiction, "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 or associated development agreement."
X	UDC Section 305A.3 (k) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	UDC Section 305A.3 (m) Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 5.1.G	All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.
<input checked="" type="checkbox"/>	UDC Sec 305.A	Existing features on the property and within 200 feet of the property's perimeter including the location, widths, names, and filing information of all existing streets, rights-of-way, easements, property lines, etc.
<input checked="" type="checkbox"/>	EDM 4.1.I	No improvements shall be constructed within an Erosion Hazard Setback Easement.
<input checked="" type="checkbox"/>	EDM 2.9.A	Signals shall only be installed at warranted and justified locations as approved by the Director of Engineering. The minimum distance between signalized intersections of arterial and/or collector streets shall be 1,200 feet.
<input checked="" type="checkbox"/>	EDM 4.1.J	Drainage easements shall have a minimum width of 15 feet.

Plat Checklist – FIRE PLAT2022-0256

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDM 5.1.G Water easements shall be dedicated for fire hydrants and dimensions noted on the plat.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.1 Fire lane dimensions shall be platted to match the approved site plan.
<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 checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each lot.