

EXPLANATION FOR DISAPPROVAL (PLAT2022-0142)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	Sec. 142-74 (a) Site Plan has been approved (for non-residential and multi-family residential projects)
X	Sec. 142-74 (b) (4) 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
	Sec. 142-74 (b) (5) Location Map to Show All Major Roads within 1,000’ of the Subject Property
X	Sec. 142-74 (b) (6) 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
X	Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page: <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

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 130-266(1)b.	Platting of property along drainage channels.
<input checked="" type="checkbox"/>	Sec. 130-266(1)d.	Erosion hazard setbacks
<input checked="" type="checkbox"/>	EDM 4.2.	Floodplain Development Criteria
<input checked="" type="checkbox"/>	Sec. 142-76.b(3)	The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements.
<input checked="" type="checkbox"/>	EDM 8.4.D	The plat or separate instrument dedicating the easement shall include a statement of the owner's responsibility for maintenance.
<input checked="" type="checkbox"/>	EDM 4.1.C	An approved flood study is needed prior to the submission of the pre-final plat.
<input checked="" type="checkbox"/>	Sec. 146-45.a.1	Approval of a site plan through the City's Zoning Ordinance, in compliance with Chapter 211 of the Texas Local Government Code, shall be required prior to the submittal of any plats

Plat Checklist – FIRE PLAT2022-0142

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 sized appropriately.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.1 Platted fire lane and mutual access easement dimensions shall be provided to match 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.

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	PLAT2022-0142
Project Name:	Chase at Wilson Creek
Section 142-157 and 158	Parkland Dedication – floodplain will be dedicated with a later phase as a lot and block in satisfaction of parkland dedication as shown in associated development agreement
Section 142-105 (10)	Median Landscape Fees – n/a
Section 142-105 (4)	Hike and Bike Trail – 10’ wide trail required within the floodplain and along the creekline with a later phase

Reviewed By:	Jenny Baker
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