

EXPLANATION FOR DISAPPROVAL (PLAT2022-0140)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (2) Existing Features inside the Subject Property:</p> <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	<p>Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property:</p> <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	<p>Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted</p>
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 • City of McKinney, 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) Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
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 CHECKLIST

Not Met	Item Description	
☒	SUB 142-6	A facilities agreement between the City and property owner will be required prior to plat approval for any variances to design standards (extending water/sewer to site, Miller Road + CR 362 improvements, etc).
☒	SUB 142-105	Water systems shall provide adequate water supply to all lots. Show how Lots 3 & 4, Block 1 will have access to water.
☒	EDM 2.2.A	Street right-of-way and pavement are provided in accordance with the Master Thoroughfare Plan, Table 2-1, and Figure 2-1. Miller Road is classified as a M4D Minor Arterial roadway (100' ROW).
☒	EDM 2.3.D	Dedicate corner clips at the intersection of public rights-of-way (25'x25' at M4D roadways, 10'x10' at R2U roadways). Ensure that all lots remain over 1 acre post-dedication to comply with County septic sewer requirements.
☒	EDM 4.4.F & EDM 4.10.A	Detention required to detain runoff flowing off-site down to pre-developed flows at discharge points. Provide sizing calculations and locate within a Common Area. Dedicate additional drainage easements on lots to convey flows to pond as needed. Recommend grading the site such that can be detained in a single pond.
☒	EDM 5.1.D	Relocated proposed water lines to street parkway within ROW.
☒	EDM 5.2.L	Install fire hydrants at all intersecting streets and at intermediate locations between intersections as necessary to provide a maximum spacing of 500 feet between fire hydrants as measured along the route. The route shall be clear of permanent barriers and adjacent private property.

LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

REVIEWER: ADAM ENGELSKIRCHEN

Case # PLAT2022-0140 1544 CR 362 Development

LANDSCAPE REVIEW: PRELIMINARY-FINAL PLAT (Sec. 142-74)

Not Satisfied	Item Description
X	Tree Survey Required or Affidavit of No Trees: Sec. 142-74 (b)(2)(c) Additional information as deemed necessary by the director of planning to adequately review the proposed plat.
X	Tree Survey Required or Affidavit of No Trees: Sec. 142-74 (b)(9) <i>Additional studies and/or technical analyses</i> . 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.