

EXPLANATION OF DISAPPROVAL SUMMARY (PLAT2022-0151)

PLANNING DEPARTMENT: EXPLANATION OF DISAPPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	Sec. 142-74 (b) (6) Title Block with: <ul style="list-style-type: none"> • "Preliminary-Final Plat"
X	Sec. 142-74 (b) (6) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
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 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
X	Sec. 142-74 (b) (8) 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	
☒	SUB 142-6	Development agreement required to confirm land use, any assumptions made for sizing infrastructure.
☒	EDM 2.2.A	Independence Pkwy = M6D thoroughfare. ROW width = 124'. Dedicate additional ROW to match full dedication (62' from CL)
☒	EDM 2.5.A	Left turn lanes required at all median openings (150' storage, 100' transition, 11' width)
☒	EDM 2.5.B	Right turn lanes required at all commercial driveways (100' storage, 100' transition, 11' width). Dedicate additional ROW as needed.
☒	EDM 2.7.D	Currently-platted access easement on D.R. Horton property does not allow enough spacing for driveway off Virginia (minimum 240' required from access easement to driveway AND driveway to Virginia/Independence intersection). Recommend coordinating with adjacent property owner (pre-development meeting held 7/27/2022 for proposed townhome development) to prepare plans that provide enough spacing to allow driveway off Virginia to both properties. Otherwise, remove driveway to Virginia and add second driveway to Independence.
☒	EDM 2.10.A	Construct 10'-wide Hike & Bike Trail along Virginia & Independence frontages per Parks Dept. master plan
☒	EDM 4.10.A	Existing storm inlets on north & south ends of property are designed for fully developed flows from site along drainage divide shown in red. Install on-site storm drainage system and drain respective areas to public storm systems as shown, otherwise detention required.
☒	EDM 5.1.G	Dedicate 15'-wide water easements along all public water lines & hydrants. Recommend looping through fire lanes and dedicating fire lane easements as water easements also.
☒	EDM 5.2.A	On-site water system will be public and must meet engineering & fire flow standards. Install 8" public water loop for fire protection. Loop back to Virginia Pkwy stubout. Stub out water to adjacent lot for future development
☒	EDM 5.2.B	Buildings to be individually metered. Buildings to be individually metered.
☒	EDM 5.2.L	Provide fire hydrants on site as needed per EDM.
☒	EDM 5.3.A	Show proposed public sanitary sewer across adjacent lot, sanitary sewer must be constructed and final accepted prior to filing of record plat