

EXPLANATION FOR DISAPPROVAL (PLAT2022-0192)

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 <p>Other Features such as Creeks or Abstract Lines</p>
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 <p>Filing Information</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) (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) Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
x	<p>Sec. 142-74 (b) (8) Separate Setback Exhibit showing the proposed lot layout, lot numbers, setback lines, existing or proposed easements and rights-of-way (for single family and duplex residential)</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
☒	EDM 2.2.A	Functional Classification: Street right-of-way and pavement are provided in accordance with the Master Thoroughfare Plan, Table 2-1, and Figure 2-1.
☒	EDM 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.
☒	EDM 2.5.B	Right Turn Lanes
☒	EDM 2.8.A	Alleys shall only intersect with a residential street. Alley intersection cannot be within 100 feet of an arterial roadway intersection. Alleys which run parallel to a major thoroughfare shall turn away from the major street not less than one subdivision lot width or a minimum of 50 feet (whichever is greater) from the cross street intersection. Where this occurs, a 5-foot common area shall be provided adjacent to the ROW.
☒	EDM 2.2.C	To promote reduced speeds in residential neighborhoods, C2U roadways with residential frontage and all R2U roadways shall not exceed 600 feet in tangent length between curves, bends, and terminus points measured along the centerline of the roadway.
☒	EDM 2.3.A	Residential streets shall only intersect other residential streets or collector streets. Only arterial streets and collector streets shall intersect arterial streets.
☒	EDM 2.3.A	Thru lanes shall line up across intersections with no offset.
☒	EDM 2.2.I	Residential lots shall not front onto a collector within 100 feet of the ROW line of the nearest arterial.
☒	EDM 2.2.H	All dead-end streets shall have a turn-around.
☒	EDM Table 2-7	Commercial driveway spacing on a C2U is 180'.

Plat Checklist – FIRE PLAT2022-0192

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.5 Dead-end fire apparatus access roads shall not exceed 150 feet and shall be provided with an approved fire apparatus turn around
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.1 Fire access roads shall be provided so that all exterior portions of the building are within 150 ft, as the hose lays, from a fire lane
<input type="checkbox"/>	<input 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.