

EXPLANATION FOR DISAPPROVAL (PLAT2021-0079)

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) (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) (6) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)</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	
<input checked="" type="checkbox"/>	SUB 142-6	Improvements Required: In the absense of a proposed land use, a facilities agreement between the City and the property owner must be established for variances to the design standards, stating that platting of subject property is purely a mapping event and not for the purposes of future development. In the absense of a facilities agreement, all improvements required by the subdivision ordinance, comprehensive plan, or as determined by the Director of Engineering, shall be constructed by the developer and accepted by the City prior to filing an associated plat.
<input checked="" type="checkbox"/>	SUB 142-103	Water and sewer easements for future public utilities per the City of McKinney Water and Wastewater Master Plans must be dedicated for future construction. A drainage easement delineating the existing on-site creek must be dedicated to ensure continued conveyance.
<input checked="" type="checkbox"/>	EDM 2.2.A	Functional Classification: Street right-of-way and pavement are provided in accordance with the Collin County Master Thoroughfare Plan. Dedicate 60' from existing centerline to County Road 409 ROW for future major arterial roadway.