

PLANNING DEPARTMENT	
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) (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) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT

PRELIMINARY-FINAL PLAT Sec. 142-130 and Engineering Design Manual

Section	Condition Not Met
Table 2-2 and Figure 2-6 of EDM	Provide a sight visibility easements
EDM 2.5.B	Right turn lanes shall be provided for all streets and driveways. Additional ROW shall be required adjacent to right turn lanes so that there is a minimum of 11 feet of ROW from the back of curb.
EDM 2.3	The total island length shall be minimum 50 feet.
EDM 2.3.B.10	Residential roadways that have offset intersections must have a minimum of 125 feet distance from centerline to centerline
EDM 4.1.I	Erosion Hazard Setback Easement determination is necessary for both the banks of natural streams in which the natural channel is to be preserved and for man-made channels. Show the EHSE on the plat and provide exhibit with cross-section for the determination of the EHSE.
EDM 4.2.B.d	The top of the curb or street crown of all new streets to be built in reclaimed floodplain areas shall be at least one foot above the base flood or the fully developed 100-year flood elevation, whichever is greater.
Sec 130-266 and Sec 130-301	<p>The 100-year fully developed floodplain needs to be defined. Submit a flood study for review and approval.</p> <p>Platting of property along drainage channels. Future platting along streams and drainage channels within the 100-year floodplain, based on fully developed watershed conditions, will require dedication of a floodplain easement.</p> <p>Study downstream facilities throughout the zone of influence to determine if:</p> <p>a.The receiving drainage facilities and/or natural channels have the capacity to convey the fully developed 100-year storm event with appropriate freeboard, and</p> <p>b.The fully developed 100-year storm event is conveyed within public right of way or existing drainage and/or floodplain easements.</p>
EDM 2.5.A	Left turn lanes shall be provided for all median openings and intersections on divided roadways.
EDM 2.6.E	A minimum of two planned points of public ingress and egress are required to facilitate emergency vehicle access and to distribute traffic through the development.
EDM 2.3.B.10	Residential roadways that have offset intersections must have a minimum of 125 feet distance from centerline to centerline
EDM 4.2.B.c	Minimum finished floor elevations for proposed development areas adjacent to the floodplain shall be at least two feet above the elevation of either the base flood or the fully developed 100-year flood elevation, whichever is greater.
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. For a single curve to satisfy this requirement it shall be designed with the minimum horizontal radius based on the design speed of the roadway and a minimum deflection angle of 30 degrees.
EDM 2.6.C	Collector streets should provide access to schools. Provide a 60' ROW for Street X
EDM 5.1.G	Water and wastewater easements shall have a minimum width of 15 feet. Additional easement width shall be provided based on depth and diameter of utilities. The minimum easement width for water and wastewater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line rounded up to the nearest 5 feet. For example, a wastewater main 13 feet deep. The wastewater easement would be 2.5 x 13 feet = 32.5 feet, rounded up to the nearest 5 feet = 35 feet. Larger easement widths may be required by the Director of Engineering.

Plat Checklist – FIRE PLAT2019-0170

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.5 Maximum dead-end cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.1 Fire department access road widths meet minimum standards.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted access road radii meet minimum requirements for road width and are provided on a curve table.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.4 Two points of approved fire apparatus access shall be provided for each building, structure and subdivision.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	IFC 503.1.1 All structures, except for single family homes, shall be within 150 ft., as the hose lays, of a fire access road.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	2019-0170
Project Name:	Trinity Falls PU7
Section 142-157 and 158	Parkland Dedication – per recent discussions with the developer it is my understanding the school site is going away and the park site is being relocated elsewhere. Please update the plat accordingly.
Section 142-105 (10)	Median Landscape Fees – n/a
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
---------------------	-------------