

EXPLANATION FOR DISAPPROVAL (PLAT2021-0211)

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) (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) 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>
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>
x	<p>Sec. 142-74 (b) (8) Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 4.1.C	An approved flood study is required prior to approval of pre-final plat
<input checked="" type="checkbox"/>	EDM 4.1.I	Please denote the limits of the FEMA floodplain, 100-year fully developed floodplain (per approved flood study), and erosion hazard setback easement (per EDM) adjacent to Stover Creek and its tributaries within project area. All structures (including fencing) and dirt fill are not allowed within the limits of these floodplain/setback easements.
<input checked="" type="checkbox"/>	EDM 2.2.A + 2.3.A	Shown 80' section suggests undivided minor arterial (M4U) roadway, which is not on thoroughfare plan. Residential streets shall only intersect other residential streets or collector streets, and arterial streets shall only intersect arterial streets or collector streets. M4U in intersecting residential streets in subdivisions is generally considered unsafe and staff would not support its inclusion. Modify Street A to meet standard 60' collection (C2U) roadway.
<input checked="" type="checkbox"/>	EDM 2.8.F	Dead end alleys are not allowed. If rear entry is needed for Block 1, Lot 5, include alley area as part of lot and use as private driveway.
<input checked="" type="checkbox"/>	EDM 2.5.B	Right turn lanes off arterial roadways (FM 1461, Stonebridge Drive, Street B and Street GG) are required. Dedicate additional ROW as needed to accommodate RT lane.
<input checked="" type="checkbox"/>	EDM 2.2.G	Please smoothen out ROW transitions at gated entries to meet transition design standards. Safety concerns having travel lanes directed into medians with abrupt transitions.
<input checked="" type="checkbox"/>	EDM 5.1.A	All water & wastewater plans must comply with current Water and Wastewater Master Plans. Construct 27" sanitary sewer line in Stover Creek through limits of property per Wastewater Master Plan and dedicate water easements for future thoroughfare water lines per Water Master Plan.
<input checked="" type="checkbox"/>	EDM 5.1.G	All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.
<input checked="" type="checkbox"/>	EDM 5.1.D	Water mains along arterial roadways shall be located outside of the ROW in a water easement. Dedicate water easements (20' wide for lines 36" and greater, 15' wide for lines smaller than 36") along future arterials. Easements must be clear of all trees (adjust landscape buffer/setbacks as needed)
<input checked="" type="checkbox"/>	EDM 5.2.K	Dead end water lines are not allowed. Loop water lines along Street C, Street E, and Street G and provide 15' water easement where needed.
<input checked="" type="checkbox"/>	EDM 4.7.C	All storm sewer outfalls to natural creeks must be extended to creek flow line or natural standing water surface elevation.

LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

REVIEWER: ADAM ENGELSKIRCHEN

Case # PLAT2021-0211 Aster Park

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.

LANDSCAPE REVIEW: SCREENING AND BUFFERING OF CERTAIN RESIDENTIAL LOTS (Sec. 142-106)

Not Satisfied	Item Description
X	Sec. 142-106 (b) Buffering shall be provided in the form of a common area wherever a residential lot would otherwise back or side to a street and shall be the minimum width indicated in table 1. Within that common area, screening as indicated in table 2 shall be provided