

EXPLANATION FOR DISAPPROVAL (PLAT2022-0245)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY PLAT (UDC Section 305A)	
Not Met	Item Description
X	<p>UDC Section 305A.3 (c) 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>UDC Section 305A.3 (c) 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>UDC Section 305A.3 (d) 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>UDC Section 305A.3 (h) 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	UDC Section 305A.3 (i) Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	UDC Section 305A.3 (k) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

REVIEWER: ADAM ENGELSKIRCHEN

Case # PLAT2022-0245

LANDSCAPE REVIEW: Buffering Standards

Not Satisfied	Item Description
X	308D.1.Table 3-1: Within the City limits and in the ETJ, a landscape buffer shall be provided in the form of a common area wherever a single-family, duplex, triplex, or quadplex residential lot would otherwise back or side to a street, including those lots separated by an alley, parallel road, or common area, and shall be the minimum width indicated in Table 3-1.
LANDSCAPE REVIEW: Screening	
X	206C.3.Table 2-34: Screen along all side and rear property lines where adjacent to non-residential uses or zoning districts, and along adjacent thoroughfares as required below.

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	EDM 2.3.D.2. All intersections shall have a ROW dedication as shown in Table 2-3 and Figure 2-8. Dedicate 40'x40' corner clip at McKinney Ranch Pkwy/Silverado Trl intersection and 25'x25' corner clips at both Street A/McKinney Ranch Pkwy intersection and Street A/Silverado Trl intersection.
<input checked="" type="checkbox"/>	EDM 2.5.B.1. Right turn lanes shall be provided on arterial roadways at all intersecting streets and driveways. All right turn lanes are 11 feet in width. 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.
<input checked="" type="checkbox"/>	EDM 2.8.A. Alley Intersections – Alleys shall only intersect with a residential street. Alley intersection cannot be within 100 feet of an arterial roadway intersection. Variance to 75' will be granted based on lot constraints. Minimum alley turn radii = R40'. Minimum 30' turn radii from street/fire lane to alley. Superstandard alleys for the purposes of cross access/fire protection are to be dedicated as common areas, owned & maintained by the HOA, rather than alley ROW
<input checked="" type="checkbox"/>	EDM 4.1.J.1. Storm Drainage Easements – All proposed stormwater facilities that are outside of ROW or existing easements, shall be provided with drainage easement. Dedicate drainage easement for existing detention pond outfall & swale and existing public storm line/inlet.

Plat Checklist – FIRE PLAT2022-0245

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDM 5.1.G Water easements shall be dedicated for fire hydrants and dimensions noted on the plat.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDM 2.2.H 100 ft. ROW provided for turnarounds
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.1 Fire access roads are provided to meet 200 ft. hose lay.
<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.