

Conditions of Disapproval Summary / (PLAT2020-0032)

| PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL | |
|--|---|
| PRELIMINARY-FINAL PLAT (Sec. 142-74) | |
| Not Met | Item Description |
| ✓ | <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 |
| ✓ | <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 |
| ✓ | <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 |
| ✓ | <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 |
| ✓ | <p>Sec. 142-74 (b) (8) Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)</p> |
| ✓ | <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 2.2.C | Horizontal Alignment: Street design is appropriate for the design speed per this section and Table 2-1. |
| <input checked="" type="checkbox"/> | EDM 2.2.C.2 | Residential Traffic Calming: Curvature or other traffic calming measures and provided to promote reduced speeds in residential neighborhoods. |
| <input checked="" type="checkbox"/> | EDM 2.2.C.4 | Sight Distance: Stopping sight distance and intersection sight distance are appropriate for the geometric characteristics of the street. Visibility easements are dedicated if necessary to insure adequate sight distance. |
| <input checked="" type="checkbox"/> | EDM 2.3.B.1 | Intersection Skew: Arterial intersection shall be with 5 degrees of 90 degrees; all other intersections shall be within 10 degrees of 90 degree |
| <input checked="" type="checkbox"/> | EDM 2.3.C | Sight Distance: Intersection sight distance is provided per this section and visibility easements are provided where the required sight distance is outside public ROW. |
| <input checked="" type="checkbox"/> | EDM 2.5.B | Right Turn Lanes |
| <input checked="" type="checkbox"/> | EDM 2.6.D | Mutual Access Easement – Properties along arterials and frontage roads are required to provide a minimum 24-foot mutual access easement across the property |
| <input checked="" type="checkbox"/> | Sec. 130-266(1)b. | Platting of property along drainage channels. |
| <input checked="" type="checkbox"/> | Sec. 130-266(1)c. | Platting of detention/retention facilities |
| <input checked="" type="checkbox"/> | Sec. 130-266(1)d. | Erosion hazard setbacks |
| <input checked="" type="checkbox"/> | EDM 4.2. | Floodplain Development Criteria |
| <input checked="" type="checkbox"/> | EDM 5.1.G | Easements |

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

| Satisfied | Not Satisfied | Not Applicable | Item Description |
|--------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>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.</p> <p>https://library.municode.com/tx/mckinney/codes/code_of_ordinances?nodeId=SPBDERE_CH142SURE_ARTIVDEST_S142-106SCBUCERELOADST</p> |

City of McKinney-Landscaping Review
 Adam Engelskirchen
 ISA Certified Arborist MW-5237AU
 aengelski@mckinneytexas.org
 (972)547-7432