

Explanation of Disapproval Summary (PLAT2022-0152)

PLANNING DEPARTMENT: EXPLANATION OF DISAPPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
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) (3) Existing Features outside the Subject Property are Ghosted</p>
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) Two (2) Points tied to State Plane Coordinate System, Texas North Central</p>
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 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 2.3.D	Corner Clips: Corner clip ROW dedications are provided at all street intersections per this section; 40x40 for signalized arterial intersections; 25x25 for unsignalized arterial intersections; 10x10 for residential intersections.
<input checked="" type="checkbox"/>	EDM 2.5.A	Left Turn Lanes
<input checked="" type="checkbox"/>	EDM 2.5.B	Right Turn Lanes
<input checked="" type="checkbox"/>	Sec. 130-266(1)d.	Erosion hazard setbacks
<input checked="" type="checkbox"/>	EDM 4.2.	Floodplain Development Criteria

LANDSCAPE REVIEW OF PLATTING REQUIREMENTS

REVIEWER: ADAM ENGELSKIRCHEN

Case # PLAT2022-0152 Hidden Lakes

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

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PLAT2022-0152PF
Project Name:	Hidden Lakes
Section 142-157 and 158	<p>Parkland Dedication – cash in lieu of land dedication is required at one acre for every 50 residential units. Estimated amount due is determined using Collin Central Appraisal District’s (CCAD) <u>most current</u> per acre value.</p> <p>157 lots/50 = 3.14 acres due 3.14 acres x \$217,800 (2022 CCAD per acre value) = \$683,892</p> <p style="color: red;">With CCAD land values fluctuating, this fee may be paid any time between issuance of a record plat approval letter and plat filing. Should the number of units change subsequent to paying the fee and prior to filing, the amount of parkland due will be adjusted accordingly. Should the applicant choose to wait until filing to pay the fee, the applicant will be responsible for paying the full fee based upon CCAD values that are in place <u>at that time</u>.</p>
Section 142-105 (10)	Median Landscape Fees – n/a
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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