

EXPLANATION FOR DISAPPROVAL (PLAT2023-0048)

PLANNING DEPARTMENT: EXPLANATION FOR DISAPPROVAL	
PRELIMINARY PLAT (UDC Section 305A)	
Not Met	Item Description
X	UDC Section 305A.3 (c) Existing Features within 200' of the Subject Property: <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	UDC Section 305A.3 (c) Existing Features outside the Subject Property are Ghosted
X	UDC Section 305A.3 (d) New Features inside the Subject Property showing: <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	UDC Section 305A.3 (h) Title Block with: <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 (o) Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> "PRELIMINARY PLAT: FOR REVIEW PURPOSES ONLY" For lots in the corporate limits, "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.", OR For lots in the Extraterritorial Jurisdiction, "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 or associated development agreement."
X	UDC Section 305A.3 (k) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
X	UDC Section 305A.3 (l) 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)
X	UDC Section 307A.2 All lots shall have frontage on an existing or proposed public street

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	<p>Sec. 305-A.2.c. In instances of residential development within the City limits, a Tree Preservation Plan is required to be submitted in accordance with §203E.3, Tree Preservation Plan.</p>
<input checked="" type="checkbox"/>	<p>Sec. 307-A.3.a. All lots shall have frontage on an existing or proposed public street, unless the lot is part of an approved private street development, in which case lots may front on an existing or proposed private street. Staff has concerns with tenants close to Kentucky Street parking in fire lane without adequate on-site street parking. Please provide parking exhibit showing additional on-site parking closer to Kentucky Street per previous coordination with applicant.</p>
<input checked="" type="checkbox"/>	<p>EDM 4.1.G. Maintenance of Drainage Facilities – All maintenance responsibilities shall be in accordance with the Stormwater Management Ordinance. Drainage facilities that have been dedicated to and accepted by the City are maintained by the City. Private drainage facilities are typically maintained by the property owner on which the facility is located. Some private drainage facilities are owned and/or maintained by a Homeowner's Association. In such cases, this shall be noted on the plat. Not all natural creeks and floodplain areas are owned and maintained by the City. Rather, they are owned and maintained by the property owner on which the creek or floodplain area is located. The existence of a drainage or floodplain easement does not change ownership or maintenance responsibility. Maintenance plans for detention ponds and best management practices (BMPs) are required and shall be in accordance with the Stormwater Management Ordinance.</p>
<input checked="" type="checkbox"/>	<p>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. The following are the minimum requirements for the easements: Drainage 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 stormwater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line plus the width of the line, rounded up to the nearest 5 feet. For example, a 48" wastewater main 13 feet deep. The wastewater easement would be $(2.5 \times 13 \text{ feet}) + 4 \text{ feet} = 36.5 \text{ feet}$, rounded up to the nearest 5 feet = 40 feet. Larger easement widths may be required by the Director of Engineering.</p>
<input checked="" type="checkbox"/>	<p>EDM 4.7.C All outfalls to natural channels shall be analyzed for erosion impact. All outfalls along creeks, streams, lakes and water bodies shall discharge at the center of the flow line.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<input checked="" type="checkbox"/>	<p>EDM 5.1.G.1. 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. In addition, the minimum easement width shall increase for pipe sizes larger than 36 inch such that there is still 7.5 feet minimum beyond the outer edge of pipe, rounded up to the nearest 5 feet.</p>

<input checked="" type="checkbox"/>	EDM 5.1.G.4.	Fire hydrants located outside of ROW or adjacent to water main easements shall be in a 15 feet wide easement along fire hydrant lead. Easement shall extend 10 feet beyond fire hydrant.
<input checked="" type="checkbox"/>	EDM 5.1.G.5.	Two inch and smaller water meters serving multi-family residential and non-residential developments shall be in a minimum 5 feet x 5 feet water easement. Meters larger than 2 inches shall be in a minimum 15 feet x 20 feet water easement and shall not be within the ROW.

Plat Checklist – FIRE PLAT2023-0048

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"/>	CoM Fire Ordinance 503.4 Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles, whether attended or unattended for any period of time.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.5 Platted fire lane radii meet minimum requirements for fire lane width and are indicated on the plat.
<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.