

EXPLANATION FOR CONDITIONS OF APPROVAL (PLAT2021-00046)

PLANNING DEPARTMENT: EXPLANATION FOR CONDITIONS OF APPROVAL	
PRELIMINARY-FINAL REPLAT (Sec. 142-75)	
Not Met	Item Description
X	Sec. 142-75 (b) (1) Purpose Statement
X	Sec. 142-75 (b) via Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted
X	Sec. 142-75 (b) via Sec. 142-74 (b) (4) 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	Sec. 142-75 (b) via Sec. 142-74 (b) (5) Location Map to Show All Major Roads within 1,000' of the Subject Property
X	Sec. 142-75 (b) (2) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	Sec. 142-75 (b) via Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	Sec. 142-74.b	Identify the widths of any and all proposed streets, alleys and easements.
<input checked="" type="checkbox"/>	EDM 2.3.C	Sight visibility easements may be required during the platting process in order to achieve the values presented in Table 2-2.

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PLAT2021-0046
Project Name:	Wilson
Section 142-157 and 158	<p>Parkland Dedication – cash in lieu of land dedication is required at one acre for every 50 residential units. Amount due is determined using Collin Central Appraisal District’s (CCAD) <u>most current</u> per acre value.</p> <p>254 units/50 = 5.08 acres due 5.08 acres x \$75,000 (2021 CCAD per acre value) = \$381,000</p> <p style="color: red;">With CCAD land values fluctuating, this fee may be paid any time between issuance of a site plan approval letter and building permit issuance. Should the number of units change subsequent to paying the fee and prior to permitting, the amount of parkland due will be adjusted accordingly. Should the applicant choose to wait until permitting 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 – due for frontage along Hardin and Olympic Crossing at \$25.50 per linear foot; due at time of plat recordation
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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PLAT2021-0046 Checklist - FIRE

Met	Not Met	Item Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Ord. 142-76.b.4 Proper easements shown at fire hydrant locations
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2018 IFC C102.1 Hydrants shall be spaced along the streets at 500 ft intervals so that all homes are within 250 ft of a hydrant, 200 ft for homes on a dead-end
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.4 Platted fire lane radii meet minimum requirements for fire lane width and are shown on a curve table
<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 building, structure and subdivision.
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	