

**EXPLANATION FOR CONDITIONS OF APPROVAL (PLAT2021-0221)**

<b>PLANNING DEPARTMENT: EXPLANATION FOR CONDITIONS OF APPROVAL</b>	
<b>PRELIMINARY-FINAL REPLAT (Sec. 142-75)</b>	
<b>Not Met</b>	<b>Item Description</b>
X	<b>Sec. 142-75 (b) (1)</b> Purpose Statement
X	<b>Sec. 142-75 (b) via Sec. 142-74 (b) (2)</b> Existing Features inside the Subject Property: <ul style="list-style-type: none"> <li>• Streets and Alleys with Width, Name and Filing Information</li> <li>• Easements (including drainage, water, and sewer) with Width, Name and Filing Information</li> </ul>
X	<b>Sec. 142-75 (b) via Sec. 142-74 (b) (4)</b> New Features inside the Subject Property showing: <ul style="list-style-type: none"> <li>• Streets and Alleys with Names and Dimensions</li> <li>• Easements with Names and Dimensions</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> </ul>
X	<b>Sec. 142-75 (b) via Sec. 142-74 (b) (7)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central
X	<b>Sec. 142-75 (c) (6)</b> Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>	
<input checked="" type="checkbox"/>	EDM 4.2.B	All structures, including residential fencing, must be located outside the limits of the 100-year fully developed floodplain. Show the new limits of the 100-year floodplain per approved flood study.
<input checked="" type="checkbox"/>	EDM 2.3.D	Coordinate with adjacent property owner for additional ROW dedication for 25x25 corner clips
<input checked="" type="checkbox"/>	EDM 2.5.B	Coordinate with adjacent property owner for additional ROW dedication for RT lane + sidewalk
<input checked="" type="checkbox"/>	EDM 2.10.D.7	Construct sidewalk in front of RT lane and common areas, offset 1' from property line. Construct BFRs and tie to existing sidewalk where needed.

# PARKS DEVELOPMENT OFFICE

## DRC COMMENT SHEET

<b>Planning Case:</b>	PLAT2021-0221PFR
<b>Project Name:</b>	Warden Creek
<b>Section 142-157 and 158</b>	<p>Parkland Dedication – cash in lieu of parkland dedication is required at 1 acre for every 50 residential units. Amount due is determined using Collin Central Appraisal District’s (CCAD) <u>most current</u> per acre value. The amount below is an estimate using today’s values.</p> <p>22/50 = 0.44 acres due  0.44 acres x \$34,767 (2021 CCAD per acre value) = \$15,297</p> <p style="color: red;">With CCAD land values fluctuating, this fee may be paid any time between issuance of an approval letter and plat filing. Should the number of units change subsequent to paying the fee, the amount of parkland due will be adjusted accordingly. Should the applicant choose to wait until plat 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>
<b>Section 142-105 (10)</b>	Median Landscape Fees – n/a
<b>Section 142-105 (4)</b>	Hike and Bike Trail – n/a

<b>Reviewed By:</b>	Jenny Baker
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