

**CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0037)**

<b>PLANNING DEPARTMENT: CONDITIONS OF APPROVAL</b>	
<b>FINAL PLAT (UDC Section 305B)</b>	
<b>Not Met</b>	<b>Item Description</b>
	<b>UDC Section 305B.3(c)</b> Volume and Page of the Deed of the Property to be Subdivided
	<b>UDC Section 305B.3(c)</b> Existing Features for Properties Immediately Adjacent: <ul style="list-style-type: none"> <li>• Lot and Street Layout</li> <li>• Filing Information</li> </ul>
	<b>UDC Section 305B.3(c)</b> Proposed Subdivision Plan showing: <ul style="list-style-type: none"> <li>• Lot Lines with Accurate Dimensions and Sequential Numbering of Lots and Blocks</li> <li>• Common Areas (should be defined as "CA-XX" where "XX" is the block and number)</li> <li>• Easements with Widths and Descriptions (existing easements must include filing information)</li> <li>• Floodplain</li> <li>• Streets and Alleys with Names, Widths, and Bearings and Distances</li> </ul>
	<b>UDC Section 305B.3(c)</b> Two (2) Points tied to State Plane Coordinate System, Texas North Central
	<b>UDC Section 305B.3(c)</b> Separate Overall Exhibit of the Subdivision on a single page (if a multi-page plat is submitted)
	<b>UDC Section 305B.3(d)</b> Location Map to Show All Major Roads within 1,000' of the Subject Property
	<b>UDC Section 305B.3(f)</b> Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
	<b>UDC Section 305B.6()</b> Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid
	<b>UDC Section 305B.3(g)</b> Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

**ENGINEERING DEPARTMENT PLAT CHECKLIST**

<b>Not Met</b>	<b>Item Description</b>
<input checked="" type="checkbox"/>	Sec. 305-B.3.c. Re-name County Road 943 to Taylor-Burk Drive per Master Thoroughfare Plan. Verify street signs in Erwin Farms Phase 4 say Taylor-Burk Dr rather than CR 943

**PARKS DEVELOPMENT OFFICE**  
**DRC COMMENT SHEET**

<b>Planning Case:</b>	PLAT2023-0037FP
<b>Project Name:</b>	Erwin Farms 4
<b>Parkland Dedication/Cash in Lieu of</b>	<p>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>Parkland has been paid.</p>
<b>Median Landscape Fee</b>	<p>Median Landscape Fees – required along Taylor Burke at \$25.50 per linear foot of frontage; due at time of plat filing.</p> <p>1,910.86' x \$25.50 = \$48,727</p>
<b>Hike and Bike Trail</b>	Hike and Bike Trail – n/a

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