

CONDITIONS OF APPROVAL SUMMARY (PLAT2022-0111)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	<p>Sec. 142-74 (b) (2) Existing Features inside the Subject Property:</p> <ul style="list-style-type: none"> • Streets and Alleys with Width, Name and Filing Information • Easements (including drainage, water, and sewer) with Width, Name and Filing Information • Other Features such as Creeks or Abstract Lines
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) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party</p>

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 5.1.G	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.
<input checked="" type="checkbox"/>	EDM 8.4.G	Post-Construction BMP maintenance requirements should be summarized & labeled on record plat

PLAT2022-0111 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 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 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. Not within bulbs of a cul-de-sac.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.1.5 Maximum cul-de-sac length shall not exceed 600 ft.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	CoM Fire Ordinance 503.2.2 Roadway widths and radii are adequate for fire apparatus access with appropriate radii. Dead-end fire access roads are provided with approved turnaround.

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PLAT2022-0111PF
Project Name:	Timber Creek Phases 7 and 8
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>146 units/50 = 2.92 acres due 2.92 acres x \$75,000 (2022 CCAD per acre value) = \$219,000</p> <p>Please refer to the associated facilities agreement for more information on parkland dedication requirements.</p>
Section 142-105 (10)	<p>Median Landscape Fees – required at \$25.50 per linear foot of frontage for Bloomdale; due at time of plat recordation</p> <p>Please confirm that Timber Creek will be installing the landscaping within Hardin.</p>
Section 142-105 (4)	<p>Hike and Bike Trail – 10’ wide trail required along the north side of Black Walnut Street (along lots 14 and 15) connecting to the park tract, Lot 7 Block Z. Add appropriate pedestrian access easements as needed. Final alignment to be determined with civil plan approval.</p> <p>Hike and bike trails to be provided in accordance with the associated facilities agreement.</p>

Reviewed By:	Jenny Baker
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