

CONDITIONS OF APPROVAL SUMMARY (PLAT2021-0211)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
x	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
x	Sec. 142-74 (b) (8) 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	Sec. 142-74 (b) (8) Separate Table of All Lot Sizes, including the Mean and Median Lot Sizes (for single family residential)

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 1.10.G	Public water easements must be dedicated solely for water use and clear of other utilities such as franchise. Relocate 10' general utility easement to be independent of W.E. or locate franchise utilities in public ROW and remove easement.
<input checked="" type="checkbox"/>	EDM 2.3.B	All ROW intersections shall intersect within 10 degrees of 90 degrees. Shift street alignments to hit at minimum required deflection
<input checked="" type="checkbox"/>	EDM 5.1.G	Sanitary sewer easements must be provided per Wastewater Master Plan. Dedicate minimum 15' easement, or wider as needed if deeper than 10' per criteria outlined in EDM. If located underneath street, sanitary sewer lines deeper than 20' require approval from the Director of Engineering.

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PLAT2021-0211PF
Project Name:	Aster Park
Section 142-157 and 158	<p>Parkland Dedication – parkland dedication is required at 1 acre for every 50 residential units. With this proposed layout, cash in lieu of land dedication is preferred. 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>1,176 lots/50 = 23.52 acres due 23.52 acres x \$45,000(2021 CCAD per acre value) = \$1,058,400</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>
Section 142-105 (10)	Median Landscape Fees – required at \$25.50 per linear foot of frontage along any adjacent divided arterial roadway; due at time of plat filing
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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