

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0015)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
FINAL PLAT (UDC Section 305B)	
Not Met	Item Description
X	UDC Section 305B.3(d) Location Map to Show All Major Roads within 1,000' of the Subject Property
X	UDC Section 305B.3(f) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
X	UDC Section 305B.3(g) Certification and signature block by a public surveyor registered in Texas
X	UDC Section 305B.3(g) Owner's Dedication and Signature Block
X	UDC Section 305B.6(i) Separate Certificate signed by the County Tax Assessor-Collector stating that all taxes have been paid

Plat Checklist – FIRE PLAT2023-0015

Met	Not Met	Item Description
<input type="checkbox"/>	<input checked="" type="checkbox"/>	EDM 5.1.G Water easements shall be dedicated for fire hydrants and dimensions noted on the plat.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.1.1 Platted fire lane easement dimensions shall be shown on the plat and match the site plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	CoM Fire Ordinance 503.2.5 Platted fire lane radii meet minimum requirements for fire lane width and are indicated on the plat.
<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 lot.

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PLAT2023-0015FP
Project Name:	Willow Wood Phase 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>88 units/50 = 1.76 acres due 1.76 acres x \$49,985 (2022 CCAD per acre value) = \$87,9743 Updated 2023 values will come out in April</p> <p>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 and prior to filing, the amount of parkland due will be adjusted accordingly. Should the applicant choose to wait until platting 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 – n/a
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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