

CONDITIONS OF APPROVAL SUMMARY FOR FINAL PLAT (PLAT2023-0075)

PLANNING DEPARTMENT PLAT SUMMARY		
Not Met	Item Description	Item Description
<input checked="" type="checkbox"/>	UDC Section 305B.3.b	An exhibit showing the entire proposed subdivision layout on a single page will be required if a multiple page record plat is submitted
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	IV. An accurate location of the subdivision in reference to the deed records of the County which shall include the volume and page of the deed of the property to be subdivided
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	V. Immediately adjacent properties, including lot and street layouts, and the county filing information. Features situated outside the subdivision shall be appropriately distinguished from features situated within the subdivision
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	VI. The layout, width, and names of all street and/or alley rights-of-way with the bearings and distances between points of curvature
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	VIII. The location, width, and description of all easements for right-of-way provided for public services, utilities or fire lanes and any limitations on use of the easements;
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	X. For all lots located wholly or partially within or immediately adjacent to a flood prone area, a designation of the minimum finished floor elevation allowed as defined by Article 7: Stormwater Management
<input checked="" type="checkbox"/>	UDC Section 305B.3.c	XI. A continuous and sequential lettering and/or numbering of blocks and lots within the subdivision;

☒	UDC Section 305B.3.c	XIV. The official monuments shall be tied at two points into the plane coordinates for the Lambert Conformal Conic Projection for Texas, North Central Zone. Reference may be made to Special Publication, No. 252, Plane Coordinate Projection Tables for Texas, published and printed by United States Department of Commerce, Coast and Geodetic Survey. State plane coordinates tied to two points on the plat boundary shall be shown on the plat
☒	UDC Section 305B.3.c	XVII. A separate table of all lots' sizes for single family residential developments, including the mean and median lot size (excluding common areas)
☒	UDC Section 305B.3.f	The following title information shall be included: VI. The total number of lots, and designation and amounts of land of the proposed uses within the subdivision.
☒	UDC Section 310D.1	Required Wording on Plat a. Each private street development plat shall contain the following wording on the face of the plat: "PRIVATE STREET DEVELOPMENT"

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<input checked="" type="checkbox"/>	<p style="margin: 0;">Sec. 310-C.2. Private street developments shall provide the following easements:</p> <p style="margin: 0;">a. Private streets shall be dedicated as common areas which are owned and maintained by the HOA;</p> <p style="margin: 0;">b. Private streets shall be equal in size and shape to the right-of-way required for public streets, as required by the Engineering Design Manual;</p> <p style="margin: 0;">c. Private streets shall be overlaid with a public utility, fire lane, access, and drainage easement;</p>
<input checked="" type="checkbox"/>	<p style="margin: 0;">Sec. 702.C.1.b. Platting of Property along Drainage Channels</p>
<input checked="" type="checkbox"/>	<p style="margin: 0;">Sec. 702.C.1.d. Erosion hazard setbacks will be utilized to provide stream bank protection for all streams within the City. The setback requirement for each stream or channel shall be determined as described in the Engineering Design Manual and shall be shown on the record plat. The channel and the area adjacent to the channel shall be platted as a common area lot to be owned and maintained by the applicable homeowners' association. This common area lot shall encompass all of the erosion hazard setback easement. Commercial developments are exempt from platting the erosion hazard setback easement as a dedicated common area.</p>
<input checked="" type="checkbox"/>	<p style="margin: 0;">EDM1.10.G. No improvements shall be allowed within a public easement except for those specified by a filed plat or separate instrument easement.</p>
<input checked="" type="checkbox"/>	<p style="margin: 0;">EDM 4.1.I.1.. Erosion Hazard Setback Easements (EHSE) are necessary for both natural streams and man-made channels. The purpose of an EHSE is to protect structures from damage caused by erosion. No dirt fill, building, fence, wall, deck, swimming pool, or other improvements shall be constructed within an EHSE.</p>
<input checked="" type="checkbox"/>	<p style="margin: 0;">EDM 4.1.J.1. Storm Drainage Easements – All proposed stormwater facilities that are outside of ROW or existing easements, shall be provided with drainage easement. The following are the minimum requirements for the easements:</p> <p style="margin: 0;">Drainage easements shall have a minimum width of 15 feet. Additional easement width shall be provided based on depth and diameter of utilities. The minimum easement width for stormwater mains deeper than 10 feet to the bottom of pipe, shall be equal to 2.5 times the depth of the line plus the width of the line, rounded up to the nearest 5 feet. For example, a 48" wastewater main 13 feet deep. The wastewater easement would be (2.5 x 13 feet) + 4 feet = 36.5 feet, rounded up to the nearest 5 feet = 40 feet. Larger easement widths may be required by the Director of Engineering.</p>
<input checked="" type="checkbox"/>	<p style="margin: 0;">EDM 5.1.G All proposed water or wastewater facilities that are outside of ROW or existing easements, shall be provided with permanent water or wastewater easement.</p>

PARKS DEVELOPMENT OFFICE

DRC COMMENT SHEET

Planning Case:	PLAT2023-0075
Project Name:	Jefferson McKinney Stacy
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>95 units/50 = 1.9 acres due 1.9 acres x \$326,705 (2022 CCAD per acre value) = \$620,740</p> <p style="color: red;">With CCAD land values fluctuating, this fee may be paid any time between issuance of a record plat 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 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 – n/a
Section 142-105 (4)	Hike and Bike Trail – FYI 12’ wide trail required on lot east of the creek.

Reviewed By:	Dakota Cryer
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