

CONDITIONS OF APPROVAL FOR FINAL PLAT (PLAT2023-0037)

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

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description
<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

Planning Case:	PLAT2023-0037FP
Project Name:	Erwin Farms 4
Parkland Dedication/Cash in Lieu of	<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>
Median Landscape Fee	<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' \times \\$25.50 = \\$48,727$</p>
Hike and Bike Trail	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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