
Corwin Engineering, Inc.

200 W. Belmont Drive, Suite E
Allen, Texas 75013
972.396.1200
Fax 972.396-4987

City of Allen

305 Century Parkway
Allen, Texas 75013

RE: Watters Edge At The Farm

Attn: Haley Angel
Planning Manager

Haley,

Please accept this as our response letter to the conditions received on the above referenced project.

1. Pursuant to Section 8.03.4.3.c, application must demonstrate that "... adequate provision has been made for adequate public improvements." Specifically, this application will need to include the location of Oncor easement as added in the submittal made on October 21, 2021; **Oncor easements are shown on the revised plans and there are no conflicts with the public improvements in this area.**
2. Pursuant to Section 8.03.4.3.d, application must demonstrate that "... the plat conforms to applicable zoning." Section 3.A.4.a.ii of Ordinance No. 3761-7-20 outlines the landscape requirements for screening which cannot conflict with easement placement; **Landscape plans have been revised and attached. Trees have been removed from the easements.**
3. Pursuant to Section 8.03.4.3.d, application must demonstrate that "... the plat conforms to applicable zoning." Section 5.A.1.b of Ordinance No. 3761-7-20 requires that fifteen feet of the width of the landscape buffer open space should be unencumbered by any easement; **Landscape buffer open space has the required fifteen feet of width.**
4. Pursuant to Section 8.05.1.a.iv.3, application must demonstrate that the location of the hike and bike trail can meet the requirements of Section 5.A.1.c.ii of Ordinance No. 3761-7-20. **Hike and bike trail location meets the requirements of the ordinance.**

Please let me know if you have any questions concerning this information.

Sincerely,
CORWIN ENGINEERING, INC.



Warren L. Corwin, P.E.