



Memo

To: W. Patrick Murphy, PE, CFM, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: November 4, 2022

Re: Review Comments – Regent Park Unit 1, Phase 5B Preliminary Plat

The above referenced application is found to be Technically Incompliant for the following reasons listed below:

Planning Comments:

- a. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 D, provide a location map showing relation of the subdivision to well-known streets in all directions. Update the city limits.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 F, identify the name and location of adjacent subdivisions and the property lines and names of the property owners in all adjoining unsubdivided tracts. See redline.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 H, identify the location, right-of-way width, name and description of all existing or recorded streets, alleys, or other transportation features or similar reservations which are within or adjacent to the subdivision. Label functional class and ROW width on adjacent streets.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 K, identify the city limits and ETJ. See redline comments.
- e. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 M, provide a number to identify each lot and each block. Update the lot and block numbering, see redline.
- f. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 N, identify the centerline of watercourses, streams, creeks and existing drainage structures within and adjacent to the subdivision. Stream setbacks need to be shown on final plat and recommend showing on the preliminary plat.

- g. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 Q, identify locations, dimensions and purposes of all recorded and proposed easements. See redline.
- h. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 U, identify the location of large legacy trees. Provide the tag number and table. Verify whether Tree # 1626 in road median will meet 15.5' vertical clearance.
- i. Request but not required to Identify steep slopes on the plat.
- j. Per Subdivision Ordinance 3.04.002 A, block face of Block 7 is too long.
- k. Slope Map – not compliant, may not disturb more than 15% of slopes greater than 25% slope per Zoning Ordinance 3.05.003 C.(3).
- l. Transportation Network Plan – Block 7 exceeds the maximum block face allowed. Revise and resubmit, see redline comments
- m. Open Space System Plan – no comment
- n. Tree Survey – revise and resubmit, see redline comments

Development Services & Utilities Comments:

- a. See attached redline comments on the plat and the Overall Utility Plan – revise and resubmit

Fire Department Comments:

- a. No comments