



# Memo

To: Jessica Tsinnie, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: December 3, 2021

Re: Review Comments – Esperanza Phase 3A Preliminary Plat

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**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, 2.02.001 G, provide an Open Space System Plan meeting the requirements of Article 3, Section 3.03, and showing the location, Open Space Types, and proposed area of all public or common open space, including a table of requirements based on the proposed development and typical service areas for each Type.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 L, insert the appropriate setback note as stated in Exhibit A.
- c. Tree survey continues to not match plat. Tree inventory table shows trees at 24" DBH (75" TC). Trees measured at 24" DBH are 75.3" TC and are Heritage Trees. Field measurements for tree surveys are almost exclusively recorded in DBH and converted to TC. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 T and U, identify the location of Heritage Legacy Trees and update the plat note accordingly. COB will field verify tree measurements.
- d. Update the typical lot layout to be compliant with the 6<sup>th</sup> Amendment to the Development Agreement and District Consent Agreement, Section 2.2(a)
- e. Demonstrate compliance with the approved GDP, Pod GDP, and Subd. Ord. 3.03.002.A. regarding the amount of open space
- f. Demonstrate compliance with Subd. Ord. 3.03.002.D. regarding storm water facilities as open spaces

- g. Provide a trail easement per 3.03.004 D.1. Figure 1

**Development Services & Utilities Comments:**

- a. No objections

**Fire Department Comments:**

- a. Comments have been addressed