



# Memo

To: Kyle Hackett, Matkin-Hoover Engineering

From: Rebecca Pacini, AICP, Planner III

Date: December 3, 2021

Re: Review Comments – The Birch at Spencer Ranch Phase 1B Final Plat

---

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

**Planning Comments:**

- a. Missing the following information required per Subdivision Ordinance, Article 2, Section 5, 2.05.002:
  - A. Name of the subdivision, north arrow, the name of the land owner or owners, the name of the registered surveyor and/or engineer responsible for the preparation of the plat, scale, location map, total acres in the subdivision, and the location of the subdivision in reference to an original corner of the original survey of which said land is a part.
  - E. The total number of lots in the proposed subdivision. Show the number of buildable lots and open space lots separately.
  - H. The names and property lines of adjoining subdivisions and the property lines and names of property owners in contiguous unsubdivided tracts, including deed of record information.
  - I. The name and location of adjacent streets, alleys, easements, watercourses, and other required information, all lines outside of the subdivision boundaries to be dashed.
  - J. The names of all proposed streets and the locations and right-of-way widths of all proposed streets and alleys.

- K. Complete curve data (delta, arc length, radius, tangent, point of curve, point of reverse curve, point of tangent, long chord with bearing) between all lot corner pins.
- L. Locations, dimensions, acreage and purposes of any easements or other rights-of-way to be dedicated to public use.
- M. Lot and block lines, numbers of all proposed blocks, lot numbers and street addresses on each proposed lot, dimensions for front, rear and side lot lines, the acreage of each lot, and the perimeter length of each block. Where the alternative compliance for block sizes permitted in Article 3, Section 04, a table demonstrating the connectivity ratio for the development, or different portions of the development shall be provided.
- N. The right-of-way lines and dimensions, Functional Classification, and Design type of all proposed streets based on the proposed Transportation Network Plan.
- V. If applicable, Stream setback zones 1 and 2.
- Y. Two corners with state plane coordinates and reference to the horizontal and vertical datum used for surveying.
- b. The plat application is not compliant with Article 5, Section 11. Private Streets
- c. Per Subdivision Ordinance 3.02.002 E.3., all Residential development shall have at least one connection to an existing external Arterial or Collector street in the surrounding transportation network, or to a newly proposed Arterial or Collector street connected to the external network.

**Development Services & Utilities Comments:**

- a. See redline plat comments – revise and resubmit

**Fire Department Comments:**

- a. No comments