



Memo

To: Jessica Tsinnie, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: December 3, 2021

Re: Review Comments – Esperanza Phase 3D 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, 2.02.001 E, provide two copies of a Transportation Network Plan meeting the requirements of Article 3, Section 3.02.002, and showing the specific location and street Design Type of all proposed Arterial, Collector, Local, and Access streets, lot access points, and typical and dimensioned drawings of cross-sections for each combination of Functional Classification/Design Type for all segments of the plan.
- b. 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.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 L, insert the appropriate setback note as stated in Exhibit A.
- d. 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.
- e. Tree Survey: there are trees shown on the plan sheets (TAG IDs in the 1300, 1400 and 1500) range that are not in the tree inventory table. Be sure to address previous comments regarding heritage trees on survey

- not matching heritage trees shown on plat. 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.
- f. Update the typical lot layout is noncompliant with the 6th Amendment to the Development Agreement and District Consent Agreement, Section 2.2(a)
 - g. Provide a copy of the recorded emergency secondary access easement ensuring that it reaches a public street in compliance with:
 - i. The 2nd Amendment to the Development Agreement and District Consent Agreement, Section 2.1(m) requiring a minimum of 2 points of ingress/egress from collector streets or a single entrance from a collector and at least one from an all-weather emergency access connection from an adjacent Pod or major street; and
 - ii. Subdivision Ordinance 2.02.002 Q requiring the location, dimension and purpose of all recorded and proposed easements.
 - h. Demonstrate compliance with the approved GDP, Pod GDP, and Subd. Ord. 3.03.002.A. regarding the amount of open space
 - i. Demonstrate compliance with Subd. Ord. 3.03.002.D. regarding storm water facilities as open spaces
 - j. Demonstrate compliance with Zoning Ord. Section 3.05.003.C. regarding the Slope Map and preservation of steep slopes
 - k. Previous COB comment requested supporting documentation for several items contained in the Inventory of Natural Features Memo as detailed in Section 2.02.001.F of the Subdivision Ordinance. While the memo does not directly provide supporting documentation as requested, the resubmittal satisfies the previous comment. No additional supporting documentation is required.

Development Services & Utilities Comments:

- a. See redline comments on plat and overall utility plan – revise & resubmit
 - i. Label ETJ per Subd. Ord. 2.02.002 (K)
 - ii. Secondary access required for 30+ homes, Subd. Ord. 3.02.002 (E)(2)
 - iii. Water looping required, Subd. Ord. 7.03.004
 - iv. Reclaimed water looping required, Subd. Ord. 10.02.003

Fire Department Comments:

- a. No comments