



Memo

To: Kyle Hackett, Matkin-Hoover Engineering

From: Rebecca Pacini, AICP, Planner III

Date: January 7, 2022

Re: Review Comments – The Birch at Spencer Ranch Phase 1A Final 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 5, 2.05.002 A, identify the location of the subdivision in reference to an original corner of the original survey of which said land is a part. The pin identified does not have enough information to identify the corner of the original survey.
- b. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 H, identify 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. Missing the adjacent property lines for remaining portion of 6-acre tract
 - ii. Update the land description for Balous and Julie Miller
- c. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 I, identify the name and location of adjacent streets, alleys, easements, watercourses, and other required information. See redline comments.
 - i. Provide the ROW dimension across State Highway 46. Update the label for the highway to include the functional class, dimension, and recording information.
 - ii. Provide distance and bearings for all easements to be established by this plat. See redline comments.

- iii. Show all recorded easements – see Development Services and Utilities reline comments.
- iv. Label reference for details inset
- d. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 K, identify 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. Lot corner pins are not shown.
- e. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 L, identify the locations, dimensions, acreage and purposes of any easements or other rights-of-way to be dedicated to public use.
- f. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 V, identify the stream setback zones 1 and 2. Missing the leader arrows for the boundaries of the stream setback zones on both sides of the creek.

Development Services & Utilities Comments:

- a. See comments on redline – revise and resubmit
- b. Finished flood elevation must be 2 feet above existing floodplain per Flood Damage Prevention Ordinance. See 9-66, General Standards

Fire Department Comments:

- a. No comments