



Memo

To: Xavier Vasquez, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: July 29, 2022

Re: Review Comments – Corley Farms Unit 4 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 1, 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. Verify and update numbers where needed to show acreage for each type of open space. Ensure in conformance with previously approved plats. Ensure that the open space provided is in conformance with the approved MDP and Development Agreement.
- b. Per Subdivision Ordinance, Article 2, Section 1, 2.02.001 H, attach an approved master plan for the entire parcel or subdivision for any application that will be constructed in phases/units. The revised master plan was approved on July 12, 2022. The master plan that was attached to the submittal on July 18 is not the approved master plan.
- c. Provide the correct legal description of property. Why referencing a previous deed that is not the current owner and does not match the boundaries of the development?
- d. Per Subdivision Ordinance, Article 2, Section 1, 2.02.002 G, identify the total acreage and total number of lots.

1. The number of open space lots is 7 not 8.
 2. Acreages shown do not calculate to total acreage shown on the plat. Verify that acreages provided are correct.
- e. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 S, identify total acreage of open space. Open space acreage identified on the plat is not the same as shown in the open space system plan. Verify acreages shown on the plat.
 - f. Per the Development Agreement, Article IV (c)(2)E, Corley Road must be constructed prior to recording final plat.

Development Services & Utilities Comments:

- a. No objections – see redline comments on plat

Fire Department Comments:

- a. No comment