



Memo

To: Mark Santos, LJA Engineering, Inc.

From: Rebecca Pacini, AICP, Planner III

Date: July 29, 2022

Re: Review Comments – Commons at Menger Creek Unit 10 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, 2.02.002 M, identify the acreage for each lot. The acreage for Lot 10B is not identified.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 F and Q, adjacent subdivisions and existing easements must be shown. The area being shown is beyond what is required. Recommend removing non-adjacent property. If shown on this plat, ensure information shown is accurate. See redline comments.
- c. Open Space System Plan – no comment
- d. Transportation Network Plan – no comment
- e. Delete items from legend that not used and ensure matches what is shown on plat. See redline.
- f. This plat shows that Unit 7 will be recorded prior to Unit 10. Easement H is shown to be recorded on Unit 7.
 - i. If Unit 10 is recorded prior to Unit 7, then easement H will need to be established on Unit 10 to comply with Subdivision Ordinance, Article 7. Water and Sewer which requires the extension of water and sewer mains be extended to the boundaries of the subdivision.
 - ii. If Unit 7 is recorded prior to Unit 10 as this plat shows, then the off-lot 50' radius easement shown on Unit 7 must be removed from the plat as the area would already be platted.

- iii. Fire apparatus turnarounds must be provided per the International Fire Code and will be reviewed with the building permit.

Development Services & Utilities Comments:

- a. No objections

Fire Department Comments:

- a. No comment