



# Memo

To: W. Patrick Murphy, PE, CFM, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: April 26, 2023

Re: Review Comments – Regent Park Unit 1, Phase 5B Preliminary Plat

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**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 H, identify the location, right-of-way width, name and description of all existing or recorded streets, alleys, or other transportation features or similar reservations which are within or adjacent to the subdivision. Label functional class and ROW width on adjacent streets.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 M, provide a number to identify each lot and each block. Update the lot and block numbering, see redline.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 N, identify the centerline of watercourses, streams, creeks and existing drainage structures within and adjacent to the subdivision. Stream setbacks need to be shown on final plat and recommend showing on the preliminary plat.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 Q, identify locations, dimensions and purposes of all recorded and proposed easements. See redline, missing volume and page.
- e. Request but not required to Identify steep slopes on the plat.
- f. Slope Map – not compliant, may not disturb more than 15% of slopes greater than 25% slope per Zoning Ordinance 3.05.003 C.(3). Revise and resubmit the Slope Map.

**Development Services & Utilities Comments:**

- a. See attached redline comments on the plat and the Overall Utility Plan –  
ok for preliminary plat

**Fire Department Comments:**

- a. No comments