



Memo

To: Cody Morris, PE, Matkin-Hoover Engineering & Surveying

From: Martha E Bernal, Planner II

Date: April 27, 2023

Re: Review Comments – Shoreline Park Phase 7, 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 scale, location map, and the location of the subdivision in reference to an original corner of the original survey of which said land is a part.
 - i. Update the city limits line on the location map.
- b. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 E, The total number of lots in the proposed subdivision. Show the number of buildable lots and open space lots separately.
 - i. Update the summary table and general plat note #2 to reflect as Residential.
- c. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 I, The name and location of adjacent streets, alleys, easements, watercourses, and other required information, all lines outside of the subdivision boundaries to be dashed.
 - ii. Verify and update the adjacent Lot 922 and depict type of easement.
- d. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 L, Locations, dimensions, acreage and purposes of any easements or other rights-of-way to be dedicated to public use.
 - i. Depict dashed lines indicating easements, where applicable. See redline.
- e. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 Z. Other appropriate plat notes.
 - i. Include the impact fee note on the face of the plat.

Development Services & Utilities Comments:

- a. See redline plat comments – revise and resubmit

Fire Department Comments:

- a. No comments