

## MIRASOL PRELIMINARY PLAT MODIFICATION

Sections 86-231(b)(2)

- a. Preliminary plat application and required fee as outlined in this chapter  
**RESPONSE: The preliminary plat application and fee are included in this submittal.**
- b. A statement describing in detail the character and intended use of the development.  
**RESPONSE: The purpose of the preliminary plat modification is to subdivide development tracts previously identified in the recorded plat. The previously recorded plat subdivided the property into access roads, signage, and development tracts. This property shall remain a commercial mixed-use development.**
- c. General location map, showing the relation of the site for which the subdivision plan approval is sought, to major streets, schools, existing utilities, shopping areas, important physical features in and adjoining the project and other applicable items.  
**RESPONSE: The location map is on the cover sheet of the submitted preliminary plat modification plans.**
- d. A site plan containing the title of the project and the names of the project planner, providers of utility services, date and north arrow. Site plan must be based on an exact survey of the property drawn to a scale of sufficient size to show:
  1. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines;  
**RESPONSE: Please refer to submitted preliminary plat modification plans.**
  2. Exact location of all existing and proposed buildings and structures;  
**RESPONSE: Please refer to submitted preliminary plat modification plans.**
  3. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic;  
**RESPONSE: Please refer to submitted preliminary plat modification plans.**
  4. Off-street parking and off-street loading areas;  
**RESPONSE: This is not applicable to this phase of the project. Off-street parking and loading areas shall be shown at the time of site development for each of the individual lots.**
  5. Recreation facility locations;  
**RESPONSE: This is not applicable to this phase of the project. Recreation facility locations shall be shown at the time of site development for each of the individual lots and then only as it applies to multi-family residential development locations. Commercial development locations will not provide recreation facilities.**

6. All screens and buffers;  
**RESPONSE: This is not applicable to this phase of the project. All screens and buffers shall be provided at the time of site development submittal for each of the individual lots.**
7. Refuse collection areas;  
**RESPONSE: This is not applicable to this phase of the project. Refuse collection areas will be shown at the time of site development submittal for each of the individual lots.**
8. Access to utilities and points of utility hookups; and  
**RESPONSE: For the preliminary plat modification, there are no plans to modify the water and wastewater utility mains previously approved or constructed. All modified tracts will continue to have access to existing internal water and wastewater utility mains for connection as each internal parcel is developed.**
9. Land use of adjacent properties.  
**RESPONSE: Please refer to submitted preliminary plat modification plans.**
- e. Preliminary plat meeting the requirements of this chapter.  
**RESPONSE: Please refer to submitted preliminary plat modification plans.**
- f. Tabulation of the total gross acreage in the project and the percentages devoted to the various permitted uses, ground cover by structures, and other impervious surface coverage. Designation of impervious surfaces should be designated such as pavement, pool, pond, etc.  
**RESPONSE: The gross acreage for the site is stated on Sheet 1 (Cover Sheet) of the submitted plans. Sheet 4 (Preliminary Plat) of the submitted plans states the acreage of each lot/tract. The allowance of impervious area permitted for this site is 80% of the total site area. The impervious surfaces shall be structures and pavement. There are no stormwater ponds proposed for this site. Stormwater treatment and attenuation for this site are permitted and accounted for in the Toscana Isles development.**
- g. Tabulations showing the derivation of numbers for off-street parking and off-street loading spaces as on-site plan and the total project density in dwelling units per acre.  
**RESPONSE: This is not applicable to this phase of the project. Off-street parking and loading areas shall be shown at the time of site development for each of the individual lots.**
- h. If common facilities such as recreation areas or structures, private streets, common open spaces, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained. Such statements may take the

form of proposed deed restrictions, deeds of trust, surety arrangements or other legal instruments providing adequate guarantee to the city that such common facilities will not become a future liability for the city.

**RESPONSE:** *Common areas related to this parcel refer to private streets and signage tract only. These areas will remain privately owned and maintained by the property association. All previously provided and recorded legal documentation regarding the signage tract and the private street tract remain in effect for the proposed preliminary plat modification.*

- i. Stormwater drainage, potable water, reclaimed water and wastewater collection plans.  
**RESPONSE:** *Stormwater treatment and attenuation for this site are permitted and accounted for in the Toscana Isles development. Piped stormwater collection and conveyance systems are shown on Sheet 5 (Stormwater Management Plan) of the submitted preliminary plat modification plans. This system will convey north, through Lots 2 and 3 and connect to Toscana Isles lake system.*

*There are no plans to modify the water and wastewater utility mains previously approved and constructed. All modified tracts will continue to have access to existing internal water and wastewater utility mains for connection as each internal parcel is developed. Please refer to Sheet 7 (Master Utility Plan) of the submitted preliminary plat modification plans to identify the existing water and wastewater utility mains recently completed as part of this project.*

- j. Existing and proposed elevations or land contours at 0.5-foot intervals based on NGVD or NAVD88. Datum basis must be clearly stated  
**RESPONSE:** *Vertical datum utilized for this site is NGVD 1929 and is noted in the title block on each sheet of the submitted plans.*

- k. Existing and proposed utility lines and fire hydrants.  
**RESPONSE:** *Please refer to Sheet 7 (Master Utility Plan) of the submitted preliminary plat modification plans to identify the existing water and wastewater utility mains as well as fire hydrants.*

- l. Plans for signs, if any, together with an exterior lighting plan.  
**RESPONSE:** *A signage tract is designated; however, the design of the signage tract is not subject to Site and Development Plan approval. The current anticipated development for this site shall utilize the existing sign at Mirasol Blvd and Laurel Road. Additional signage will require approval of a Site and Development Plan for individual lots.*

- m. Landscaping plan, including types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed.

***RESPONSE: This is not applicable to this phase of the project. Landscape plans shall be provided at the time of site development submittal for each of the individual lots.***

- n. Plans for recreation facilities, if any, including buildings for such use.

***RESPONSE: This is not applicable to this phase of the project. Recreation facility locations shall be shown at the time of site development for each of the individual lots and then only as it applies to multi-family residential development locations. Commercial development locations will not provide recreation facilities.***

- o. Such additional data, maps, plans or statements as may be determined by the zoning administrator to be required for the particular use or activity involved.

***RESPONSE: Acknowledged.***

Sections 86-231(c)(1)

- a. The location of present property and section lines, boundaries of incorporated areas, streets, buildings and existing easements.

***RESPONSE: Please refer to the submitted preliminary plat modification plans.***

- b. Any existing wastewater collection systems, storm sewers, water mains, reclaimed water lines, and culverts within the tract or immediately adjacent and within 150 feet thereof. The location, size and invert elevations of the nearest water main, wastewater collection system, reclaimed water lines, storm sewer or outlet are to be indicated on the plat.

***RESPONSE: Please refer to the submitted preliminary plat modification plans.***

- c. The proposed location and width of streets, alleys and easements, all lot dimensions and proposed street names.

***RESPONSE: Please refer to the submitted preliminary plat modification plans. Note that street names provided are what was previously approved. The modification does not include additional streets.***

- d. Natural features, such as lakes, marshes, swamps, watercourses, land subject to flooding and wooded areas.

***RESPONSE: Please refer to submitted preliminary plat modification plans.***

- e. A flood hazard report including the location of the proposed project boundary and the flood designations from the Federal Emergency Management Agency Flood Insurance Rate Map.

***RESPONSE: Please see Note 6 on Sheet 1 (Cover Sheet) of the submitted preliminary plat modification plans.***

- f. The title under which the proposed subdivision is to be recorded and the name of the owner platting the tract.

***RESPONSE: The proposed development is already recorded as Mirasol Town Center. The cover sheet refers to this name for the modification. Please refer to Sheet 1 (Cover Sheet) of the submitted preliminary plat modification plans.***

- g. The names and adjoining boundaries of all adjoining subdivisions and names of recorded owners of adjoining parcels or un-subdivided land.

***RESPONSE: Please refer to the submitted preliminary plat modification plans.***

- h. The north point, scale (numerical and graphic) and date.

***RESPONSE: Please refer to the submitted preliminary plat modification plans.***

- i. General information and specifications regarding the grades of proposed streets, the facilities for stormwater drainage, proposed finished floor elevations, and any other proposed improvements within the subdivision. If a drainage well for the disposal of surface drainage water is proposed, a written statement from the state department of health and rehabilitative services shall be submitted indicating that agency's approval.

***RESPONSE: Stormwater treatment and attenuation for this site are permitted and accounted for in the Toscana Isles development. Piped stormwater collection and conveyance systems are shown on Sheet 5 (Stormwater Management Plan) of the submitted preliminary plat modification plans. This system conveys north, through Lot 2 and 3 and connect to Toscana Isles.***

- j. A topographical survey signed and sealed by a state-licensed professional land surveyor indicating the property boundary, existing improvements, natural features, and topographic elevations of the tract to be subdivided and the property immediately adjacent to the parcel. The map indicating ground elevations of the tract to be subdivided shall show contours with an elevation interval of one foot based on the NGVD or the NAVD88. Datum basis must be stated on the survey.

***RESPONSE: The recorded Mirasol Town Center Plat serves as the boundary of the site. A copy of the recorded plat is included with this submittal. Sheet 2 (Aerial & Existing Conditions Plan) of the submitted plans demonstrates the existing site grades.***

- k. In order to ascertain the subsurface soil conditions existing on the tract proposed for development, a soil investigation report shall be submitted to the zoning administrator during code compliance review including the following information:

1. Location and results of soil boring tests with relation to subsurface soil, rock and groundwater conditions.

***RESPONSE: This is not applicable to this phase of the project. Subsurface soil investigations will be performed as each individual lot is developed. The USDA Soil Survey Report for this site is included with this submittal.***

2. Recommendations as to suitability for development purposes by a state-licensed professional engineer based on the results of these tests. Land determined by a state-

licensed professional engineer to be unsuitable for development due to poor soil quality, flooding, inadequate drainage or other unacceptable characteristics shall not be subdivided.

***RESPONSE: This is not applicable to this phase of the project. Subsurface soil investigations will be performed as each individual lot is developed. The USDA Soil Survey Report for this site is included with this submittal.***

1. The names addresses and telephone numbers of the utility suppliers, the engineer of record and the surveyor of record.

***RESPONSE: Please refer to Note #7 on Sheet 1 (Cover Sheet) of the submitted plans.***

- m. Such other information as the zoning administrator or planning commission may deem necessary or advisable for decision making, such as ecological surveys, traffic surveys, financial or feasibility studies, aerial photos, etc.

***RESPONSE: Acknowledged.***