

Preliminary Plat Review:

1. Provide topographic contours on the plat.

Added

2. Show north ROW line for E. Phillips Rd. and filing information for properties adjacent to the subdivision.

Added

3. Provide a light-colored break line to show the proposed future sections.

Added

4. Provide a dimension on the proposed ROW dedication shown.

Added

5. Verify: Are the easements by separate instrument shown proposed or existing? If existing, notate filing information on the plat.

Callout revised to show proposed easements

6. Verify acreage and update heading or field notes (all locations of acreage noted) accordingly.

Revised

7. For the metes and bounds Field Notes shown, the following noted do match the information provided on the plat drawing:

- a. Paragraph 4: Verify: 934.20 feet per plat drawing

Revised

- b. Paragraph 6, 1.: Verify: 136.97 feet per plat drawing

Revised

- c. Paragraph 6, 2.: Verify: 38.00 feet per plat drawing line table

Revised

- d. Paragraph 6, 3.-5.: Revise information shown to match plat drawing.

Revised

- e. Paragraph 7: Verify: 44.72 feet per plat drawing line table.

Revised

- f. Paragraph 8: Verify: 207.82 feet per plat drawing.

Revised

8. 8. Include Drainage and Detention Block Certificate from Sec. 23-115. Standard Language for Special Plat Elements.

Added

9. Verify side yard building lines to meet 10-ft min., per Sec. 28-54 MH- Manufactured Home District.

Added

ADDITIONAL COMMENTS

A 5' U.E. WAS PLACED ALONG THE SOUTHERN EDGE OF PARK PLACE AND ALONG THE NORTHERN EDGE OF BALTIC AVE. THIS EASEMENT IS NEED TO PROVIDE WORKING ROOM NEEDED FOR MAINTENANCE OF THE SANITARY SEWER.

