

**ENGINEER'S REPORT
 PRELIMINARY PLAT REVIEW**

Subdivision Name: Carr Estates Fifth Addition

Quarter NE¼ Section 16 Township 111N Range 41W

Owner's Name: VESTA, LLC

Surveyor: Daniel L. Bueltel Reg. No. 43844

Sec. 66-54. Information required. (1) Preliminary subdivision plat.		Yes	No	N/A	Comments
a.	Scale 1" = 100' or larger	X			
b.	Subdivision and owner names	X			
c.	Legal description and location sketch	X			
d.	Date, scale and north arrow	X			
e.	Acreage				100' X 125' = 12,500 SF = 0.29 acres
f.	Zoning classification				
g.	Contours			X	Single lot on end of subdivision with grading plan; match adjacent
h.	Boundary line bearings and distances	X			
i.	Easement	X			
j.	Street names, elevations and grades	X			See (g.) for grades

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Sec. 66-54. Information required. (1) Preliminary subdivision plat.		Yes	No	N/A	Comments
k.	Utilities			X	
l.	Lot lines, numbers and dimensions	X			
m.	Park land		X		Fee
n.	Setbacks			X	Standard residential lot: 25' front, 5' side, rear based on lot depth; this lot matches adjacent Carr Estates 2 nd depth
o.	Natural drainageways			X	
p.	Other related information			X	
q.	Covenants and restrictions			X	
r.	Improvement plans and financing			X	
s.	Future platting			X	
t.	Variance request			X	
u.	Floodway and flood zone designations			X	
v.	Certificates of approval			X	

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Sec. 66-54. Information required. (2) Other preliminary plans.		Yes	No	N/A	Comments
a.	Drainage and grading plans				
	1. Existing and proposed drainage.			X	See (g.)
	2. Drainage flow facility.			X	See (g.)
b.	Utility plans			X	See (k.)

CITY ENGINEER'S RECOMMENDATIONS:

Approve.

DATE RECEIVED: September 2, 2020

DATE REVIEWED: September 2, 2020

PLANNING COMMISSION REVIEW DATE: September 9, 2020

Jason R. Anderson, P.E.
Director of Public Works/City Engineer