## ENGINEER'S REPORT PRELIMINARY PLAT REVIEW

Subdivision Name: Wilke-Miller-Buesing Sixth Addition

Quarter/Section: <u>SW¼</u> Section <u>10</u> Township <u>111N</u> Range <u>41W</u> Lot 1, Block 10, Lyon County Co-op First Addition Outlot A and Lot 7, Wilke-Miller-Buesing Second Addition

Owner's Name: Gregory S. Taylor / Nadine R. Taylor

Surveyor: Daniel L. Beultel Reg. No. 43844

	Sec. 66-54. Information required. (1) Preliminary subdivision plat.	Yes	No	N/A	Comments
а.	Scale 1" = 100' or larger	Х			
b.	Subdivision and owner names	Х			
с.	Legal description and location sketch	Х			
d.	Date, scale and north arrow	Х			
e.	Acreage	Х			
f.	Zoning classification	Х			
g.	Contours	Х			
h.	Boundary line bearings and distances	Х			
i.	Easement	Х			
j.	Street names, elevations and grades			Х	Existing street and development; no new public streets verified

	Sec. 66-54. Information required. (1) Preliminary subdivision plat.	Yes	No	N/A	Comments
k.	Utilities		Х		Existing infrastructure not shown. New water or sewer infrastructure must be designed by a licensed engineer.
l.	Lot lines, numbers and dimensions	Х			
m.	Park land				Park Land fees will apply in accordance with City Fee Schedule
n.	Setbacks	Х			
٥.	Natural drainageways			Х	
p.	Other related information			Х	
q.	Covenants and restrictions			Х	
r.	Improvement plans and financing		Х		Future access road and utility plans will require City review. If utilities to be public, development agreement will be necessary.
s.	Future platting			Х	
t.	Variance request	Х			Rear yard variance will be requested.
u.	Floodway and flood zone designations			Х	
v.	Certificates of approval			Х	

PRELIMINARY PLAT REVIEW SUBDIVISION NAME: WILKE-MILLER-BUESING SIXTH ADDITION PAGE 3 of 3

	Sec. 66-54. Information required. (2) Other preliminary plans.	Yes	No	N/A	Comments
a.	Drainage and grading plans 1. Existing and proposed drainage.		Х		Future plans for access and utility connections will require City review and approval.
	2. Drainage flow facility.		Х		
b.	Utility plans		Х		

## CITY ENGINEER'S RECOMMENDATIONS:

Approve

DATE RECEIVED: April 1, 2025

DATE REVIEWED: April 2, 2025

PLANNING COMMISSION REVIEW DATE: April 9, 2025

Jason R. Anderson, P.E. Director of Public Works/Planning & Zoning Administrator