

**ENGINEER'S REPORT
PRELIMINARY PLAT REVIEW**

Subdivision Name: Hwy 23 Storage Addition

Quarter/Section: SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 9 Township 111N Range 41W
Lot 1, Block 1, Marshall Right of Way Addition

Owner's Name: Moriah Properties LLC

Surveyor: Daniel L. Beultel 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	X			
f.	Zoning classification	X			
g.	Contours			X	Existing developed area
h.	Boundary line bearings and distances	X			
i.	Easement	X			
j.	Street names, elevations and grades			X	Existing

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SUBDIVISION NAME: HWY 23 STORAGE ADDITION

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k.	Utilities			X	
l.	Lot lines, numbers and dimensions	X			
m.	Park land			X	
n.	Setbacks	X			
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	

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	
	2. Drainage flow facility.			X	
b.	Utility plans			X	

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