

**ENGINEER'S REPORT  
 PRELIMINARY PLAT REVIEW**

Subdivision Name: Peachy Subdivision

Quarter NW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> Section 3 Township 111N Range 41W

Owner's Name: Peachy LLC

Surveyor: Daniel L. Beutel 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		Purpose of plat is to consolidate parcels and adjust property line locations
h.	Boundary line bearings and distances	X			
i.	Easement	X			
j.	Street names, elevations and grades		X		Street name only

<b>Sec. 66-54. Information required. (1) Preliminary subdivision plat.</b>		<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Comments</b>
k.	Utilities		X		Purpose of plat is to consolidate parcels and adjust property line locations
l.	Lot lines, numbers and dimensions	X			
m.	Park land			X	
n.	Setbacks	X			Purpose of plat is to consolidate parcels and adjust property line locations
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		Purpose of plat is to consolidate parcels and adjust property line locations
	2. Drainage flow facility.		X		Purpose of plat is to consolidate parcels and adjust property line locations
b.	Utility plans		X		Purpose of plat is to consolidate parcels and adjust property line locations

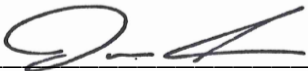
**CITY ENGINEER'S RECOMMENDATIONS:**

Approve

**DATE RECEIVED:** May 2, 2024

**DATE REVIEWED:** May 2, 2024

**PLANNING COMMISSION REVIEW DATE:** May 8, 2024



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