



From: Michael Taunt
To: Ed Anzek
Date: September 12, 2014
Re: Regal Estates Condominium
City File #13-001, Section 25

#13-001
Regal Estates

Cover Sheet
No comments

Sheet 2

-Add co-ordinate numbers to at least 2 corners on each unit.

-Add symbols for set/found irons to legend.

-Show add symbol for set or found monuments and set or found irons at all unit and parcel and boundary corners.

-Complete the basis of bearing note.

-City code requires all plats and site condos to be tied to State Plane Coordinates. This can be accomplished by providing SPCs on the two section corners.

-The boundary of the 25' natural features setback must be described in a retraceable form. A natural features easement, along with legal description and appropriate exhibits, must be provided for Lot 9 and common area.

-Remove extraneous tie to SW section corner at bottom left corner of drawing. (this applies to sheets 5&6 as well)

Sheet 3

-Remove crosshatching indicating common area from Jewell Drive.

-Add Bearings on east & west overall distances to the Jewell Drive ROW.

-The length of the west side of lot 9 is ambiguous.

-Add unit coordinate numbers on lots. At least two for every lot are required,.

-Fill out coordinate tables.

-Identify building lines by callout or legend.

-Building lines for lot 5 should nor extend past natural features setback.

Sheet 4

-Correct fire hydrant symbol in legend.

-Correct gate valve well symbol in legend.

Sheet 5

-Identify grantee of storm sewer easements.

Sheet 6

-Building lines for lot 5 should nor extend past the natural features setback.