
Comments: Revised tentative preliminary plat rec'd March 22, 2005

Curve table, SHT 1

Radius for # 11 appears to be in error.

Arc length for curve 3 does not match drawing.

Overall distance on line common to lot 2, 3 and the retention basin does not match the sum of the individual distances.

Designate any of the existing fencing on-site that is owned by an adjacent property owner as an encroachment on Sheet 2. If there are any encroachments, add a note to Sheet 1 stating that the existing fence encroachments will either be removed by the developer at the request of the affected property owner or relocated on the property line by the developer at the request of the affected property owner.

Provide easements across outlot at the south end of the property for access to retention basin and watermain. Consider making the entire outlot an easement.

Public utility easement for cable and telephone should be shown with no overlap with easements for city owned utilities.

Show storm easement for structure on line common to lots 10 & 11.

There are several minor misclosures that can be addressed at the time of the final plat.