

E10

The engineering review will require a manhole on the south side of the property line to separate the storm sewer infrastructure from the private pond into the public right of way. We recommend that the pipe connect to the inlet directly. The discharge from the detention facility will be limited to the volume of the existing pipe and the pipe will need to be analyzed for capacity during the engineering review

E09

Show and dimension a detention easement outside of the utility easement for the sanitary line.

Identify this as the ultimate right-of-way (ROW) line and include any document numbers for previous ROW dedications.

POINT OF COMMENCEMENT
NORTHEAST CORNER OF TH
SEC. 28, T18N, R14E, 1.M.

Please include site address of
2345 W New Orleans Street on
plat.

E03

Show and label all platted or filed easements present on the site or on the adjacent land

E02

Show a 17.5' perimeter utility easement. (all sides).
An 11' U/E may be shown on the south boundary adjacent to the Canterbury Amended plat

E07

Add a physical description to the location of the benchmark. These need to be able to be located without the use of GPS equipment

E12

Add limits of access and no access along both streets. Limits will need to be defined on lot 2

Indicate areas dedicated for frontage landscape edge.

Include front yard setback/build lines per zoning ordinance along both street frontages.

Add ROW dimension and include any document numbers for previous ROW dedications

