



Pines III - Final Plat Summary

1 (17)

E01
C5 and C10 do not match the sum of the lot dimensions

C2	39.27	25.00
C3	31.42	20.00
C4	21.03	25.00
C5	245.19	50.00
C6	21.03	25.00
C7	31.42	20.00
C8	31.42	20.00
C9	21.03	25.00
C10	245.19	50.00
C11	21.03	25.00
C12	31.42	20.00
C13	31.42	20.00

Subject: Group
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:35 PM
Creation Date: 1/16/2026 11:22:15 AM
Layer:

E01
C5 and C10 do not match the sum of the lot dimensions

E02
The sums of the lots do not match each other

Subject: Cloud+
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:39 PM
Creation Date: 1/16/2026 11:23:45 AM
Layer:

E02
The sums of the lots do not match each other

E03
The sum of the lots does not match the total length

Subject: Cloud+
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:43 PM
Creation Date: 1/16/2026 11:25:28 AM
Layer:

E03
The sum of the lots does not match the total length

E05
Add ODE to the two 7.5' U/E (EDCM requirement)

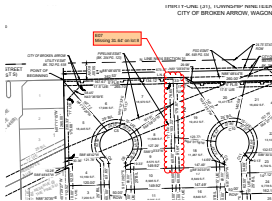
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:09 PM
Creation Date: 1/16/2026 11:27:49 AM
Layer:

E05
Add ODE to the two 7.5' U/E (EDCM requirement)

E06
The lot sums don't match

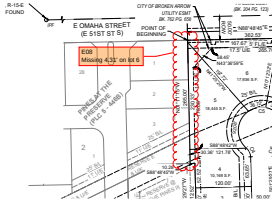
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Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:00:51 PM
Creation Date: 1/16/2026 11:31:43 AM
Layer:

E06
The lot sums don't match



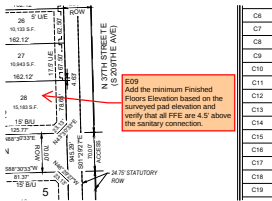
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Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:06:10 PM
Creation Date: 1/16/2026 11:34:59 AM
Layer:

E07
Missing 31.64' on lot 8



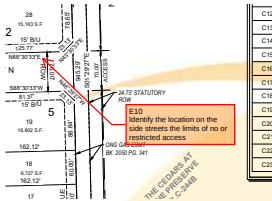
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Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:29 PM
Creation Date: 1/16/2026 11:36:08 AM
Layer:

E08
Missing 4.31' on lot 6



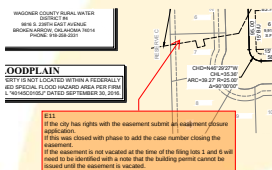
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:02:56 PM
Creation Date: 1/16/2026 11:38:22 AM
Layer:

E09
Add the minimum Finished Floors Elevation based on the surveyed pad elevation and verify that all FFE are 4.5' above the sanitary connection.



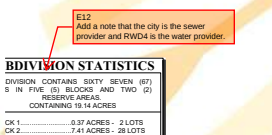
Subject: Jason Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:35 PM
Creation Date: 1/16/2026 11:40:08 AM
Layer:

E10
Identify the location on the side streets the limits of no or restricted access



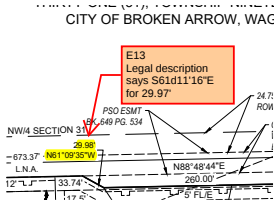
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Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:01:41 PM
Creation Date: 1/16/2026 11:42:50 AM
Layer:

E11
If the city has rights with the easement submit an easement closure application. If this was closed with phase to add the case number closing the easement. If the easement is not vacated at the time of the filing lots 1 and 6 will need to be identified with a note that the building permit cannot be issued until the easement is vacated.



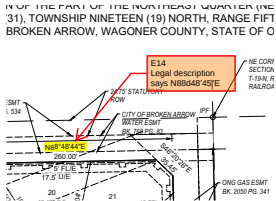
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Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:03:02 PM
Creation Date: 1/16/2026 11:49:07 AM
Layer:

E12
Add a note that the city is the sewer provider and RWD4 is the water provider.



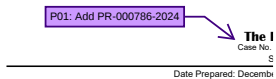
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Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:12:00 PM
Creation Date: 1/16/2026 2:05:05 PM
Layer:

E13
Legal description says S61d11'16"E for 29.97'



Subject: Group
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: jdickeson
Date: 1/16/2026 2:12:04 PM
Creation Date: 1/16/2026 2:06:57 PM
Layer:

E14
Legal description says N88d48'45"E



Subject: Mackenzie Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:39:04 AM
Creation Date: 1/12/2026 9:38:19 AM
Layer:

P01: Add PR-000786-2024

P02: Update street names.

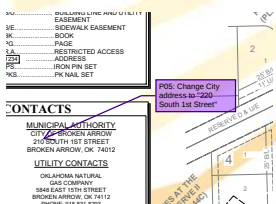
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Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:40:01 AM
Creation Date: 1/12/2026 9:39:43 AM
Layer:

P02: Update street names.

P03: Add addresses as assigned.

Subject: Mackenzie Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:40:23 AM
Creation Date: 1/12/2026 9:40:04 AM
Layer:

P03: Add addresses as assigned.



Subject: Mackenzie Comments
Page Label: [1] Pines III - Base-PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 1/12/2026 9:49:20 AM
Creation Date: 1/12/2026 9:47:27 AM
Layer:

P05: Change City address to "220 South 1st Street"

