



Cottages at BC East CFD Plat Engineering Summary

1 (6)

E01
Replace the PT number with the project number PR-000709-2024

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 1
Author: jdickeson
Date: 9/11/2025 2:44:02 PM
Creation Date: 9/10/2025 2:08:52 PM

E01
Replace the PT number with the project number PR-000709-2024

E02
Add the finish floor elevations per the completed grading on the site, verify that each lot is capable of being served by the sanitary sewer. (6.2.c)

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 1
Author: jdickeson
Date: 9/11/2025 2:44:12 PM
Creation Date: 9/10/2025 2:10:04 PM

E02
Add the finish floor elevations per the completed grading on the site, verify that each lot is capable of being served by the sanitary sewer. (6.2.c)

E03
Add a note that all new construction requires a back flow preventer on the sanitary service line

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 1
Author: jdickeson
Date: 9/11/2025 2:44:17 PM
Creation Date: 9/10/2025 2:14:41 PM

E03
Add a note that all new construction requires a back flow preventer on the sanitary service line

E04
Sidewalk easements that are not parallel to the reserve line need to include the bearing and distance for the lines. Not all instances will be identified with the note.

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 1
Author: jdickeson
Date: 9/11/2025 2:44:21 PM
Creation Date: 9/10/2025 2:30:33 PM

E04
Sidewalk easements that are not parallel to the reserve line need to include the bearing and distance for the lines. Not all instances will be identified with the note.

E05
Easements and B/L that are not parallel with a boundary need to be defined and located.

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 1
Author: jdickeson
Date: 9/11/2025 2:44:25 PM
Creation Date: 9/10/2025 2:32:25 PM

E05
Easements and B/L that are not parallel with a boundary need to be defined and located.



Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 1
Author: jdickeson
Date: 9/11/2025 2:44:29 PM
Creation Date: 9/11/2025 9:25:37 AM

E06
Identify the curve data on the Rear
Setback for the pipeline and the location
of the PI on the U/E on lot 14 block 1

E06
Identify the curve data on the Rear
Setback for the pipeline and the
location of the PI on the U/E on lot
14 block 1

2 (3)

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 2
Author: jdickeson
Date: 9/11/2025 2:44:34 PM
Creation Date: 9/11/2025 10:01:39 AM

E07
Identify the width of the SW/E on the
north side of lot 2

E07
Identify the width of
the SW/E on the
north side of lot 2

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 2
Author: jdickeson
Date: 9/11/2025 2:44:40 PM
Creation Date: 9/11/2025 10:02:34 AM

E08
The access easement need to be
dimensioned with survey data (bearings
and curve data)

E08
The access easement need to be
dimensioned with survey data
(bearings and curve data)

Subject: Jason Comments
Page Label: [1] Sheet 1 of 4
Page Index: 2
Author: jdickeson
Date: 9/11/2025 2:44:43 PM
Creation Date: 9/11/2025 10:05:25 AM

E09
Dimension the sidewalk easements that
are not parallel to a property line.

E09
Dimension the sidewalk easements
that are not parallel to a property line.

3 (3)

Subject: Jason Comments
Page Label: 3
Page Index: 3
Author: jdickeson
Date: 9/11/2025 2:44:49 PM
Creation Date: 9/11/2025 2:37:27 PM

E10
Add a section for the private storm sewer
and the responsibilities of the HOA to
maintain it

E10
Add a section for the private storm
sewer and the responsibilities of
the HOA to maintain it

Subject: Jason Comments
Page Label: 3
Page Index: 3
Author: jdickeson
Date: 9/11/2025 2:44:53 PM
Creation Date: 9/11/2025 2:38:27 PM

E11
When submitting the application for the
final plat submit the covenants on the
same sheet size used for the plats
(24x36)
The plans will be R&R for the crooect
sheets size.

E11
When submitting the application for the final
plat submit the covenants on the same
sheet size used for the plats (24x36)
The plans will be R&R for the crooect
sheets size.



Subject: Jason Comments
Page Label: 3
Page Index: 3
Author: jdickeson
Date: 9/11/2025 2:44:57 PM
Creation Date: 9/11/2025 2:42:05 PM

E12
Include in the list of obstruction HVAC,
Generators, Pool Equipment.

E12
Include in the list of obstruction
HVAC, Generators, Pool Equipment.

Subject: Mackenzie Comments
Page Label: 3
Page Index: 3
Author: mhackett
Date: 9/15/2025 09:16:33 AM
Creation Date: 9/15/2025 09:14:24 AM

P01: This subsection should be
labeled 3.1

ION II. RESERVE AREAS
A' and "B"
A' and "B" shall contain, but not be limited to
streets, guest parking, access paths, access
and associated appurtenances, landscaping,
e, and open space and is reserved for
various to the Homeowners' Association.
E' and "F"
"C" and "F" shall be used for open space,
spring, walls, sidewalk, drainage, recreation,
ge, stormwater drainage, utilities, and ingress
P01: This subsection
should be labeled
3.1

