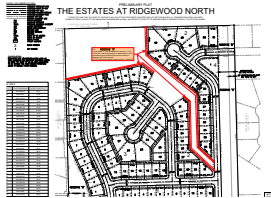




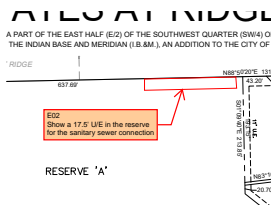
Estates at Ridgewood North - Prelim Plat Summary

1 (16)



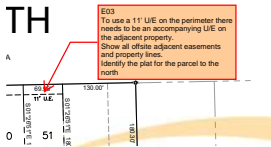
Subject: Group
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:03 PM
Creation Date: 8/5/2025 12:02:29 PM

E01
A companion 11' U/E is required to use the 11' U/E on the lots, even if the reserve is dedicated as a U/E, contractors are not utilizing the reserve without a separate U/E in the reserve.
A 17.5' U/E can be shown in place of the 11' dual U/E



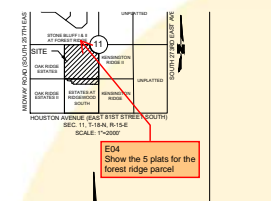
Subject: Group
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:08 PM
Creation Date: 8/5/2025 12:06:00 PM

E02
Show a 17.5' U/E in the reserve for the sanitary sewer connection



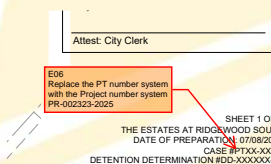
Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:11 PM
Creation Date: 8/5/2025 12:06:39 PM

E03
To use a 11' U/E on the perimeter there needs to be an accompanying U/E on the adjacent property.
Show all offsite adjacent easements and property lines.
Identify the plat for the parcel to the north



Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:17 PM
Creation Date: 8/5/2025 12:09:20 PM

E04
Show the 5 plats for the forest ridge parcel



Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:20 PM
Creation Date: 8/5/2025 12:10:08 PM

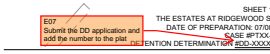
E06
Replace the PT number system with the Project number system
PR-002323-2025



Attest: City Clerk

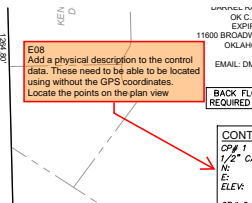
Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:24 PM
Creation Date: 8/5/2025 12:11:09 PM

E07
Submit the DD application and add the number to the plat



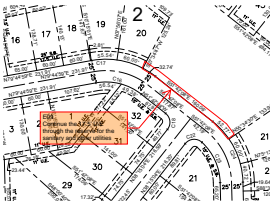
Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:27 PM
Creation Date: 8/5/2025 12:12:24 PM

E08
Add a physical description to the control data. These need to be able to be located using without the GPS coordinates. Locate the points on the plan view



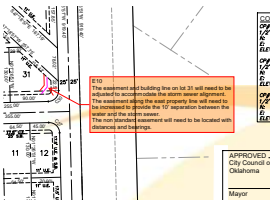
Subject: Group
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:31 PM
Creation Date: 8/5/2025 12:20:23 PM

E09
Continue the 17.5' U/E through the reserve for the sanitary and other utilities



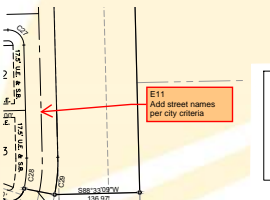
Subject: Group
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:39 PM
Creation Date: 8/5/2025 12:32:04 PM

E10
The easement and building line on lot 31 will need to be adjusted to accommodate the storm sewer alignment. The easement along the east property line will need to be increased to provide the 10' separation between the water and the storm sewer. The non standard easement will need to be located with distances and bearings.



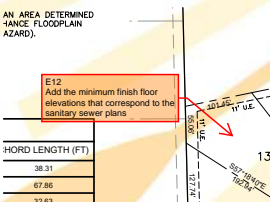
Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:44 PM
Creation Date: 8/5/2025 12:38:48 PM

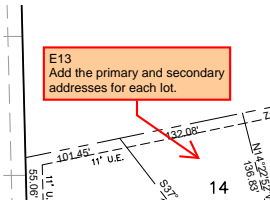
E11
Add street names per city criteria



Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:48 PM
Creation Date: 8/5/2025 12:42:36 PM

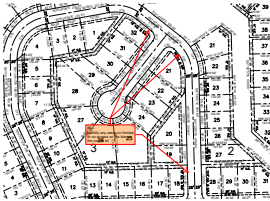
E12
Add the minimum finish floor elevations that correspond to the sanitary sewer plans





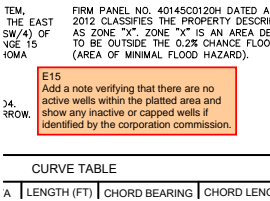
Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:51 PM
Creation Date: 8/5/2025 12:43:18 PM

E13
Add the primary and secondary addresses for each lot.



Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:55 PM
Creation Date: 8/5/2025 12:44:05 PM

E14
Identify any areas on limited or no access on the lots on the corner lot



Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: jdickeson
Date: 8/5/2025 12:49:58 PM
Creation Date: 8/5/2025 12:45:47 PM

E15
Add a note verifying that there are no active wells within the platted area and show any inactive or capped wells if identified by the corporation commission.

CURVE TABLE		
A	LENGTH (FT)	CHORD BEARING CHORD LENG

P01: State that all wedge-shaped lots meet the minimum frontage at the build line.

Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 8/5/2025 12:42:11 PM
Creation Date: 8/4/2025 12:12:21 PM

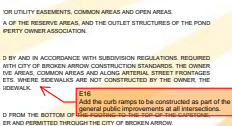
P01: State that all wedge-shaped lots meet the minimum frontage at the build line.

P02: Include total area in sq ft for each lot and reserve area.

Subject: Jason Comments
Page Label: [1] 1 FINAL PLAT
Page Index: 1
Author: Mackenzie Hackett
Date: 8/5/2025 12:41:48 PM
Creation Date: 8/4/2025 12:13:15 PM

P02: Include total area in sq ft for each lot and reserve area.

2 (2)



Subject: Jason Comments
Page Label: [2] 2 COV
Page Index: 2
Author: jdickeson
Date: 8/5/2025 12:50:04 PM
Creation Date: 8/5/2025 12:23:06 PM

E16
Add the curb ramps to be constructed as part of the general public improvements at all intersections.



P03: Ensure all
numbering/lettering
is consistent.

Subject: Jason Comments
Page Label: [2] 2 COV
Page Index: 2
Author: Mackenzie Hackett
Date: 8/4/2025 12:14:27 PM
Creation Date: 8/4/2025 12:14:07 PM

P03: Ensure all numbering/lettering is
consistent.

