

Preliminary Plat Review

JS Commercial Subdivision – Preliminary Plat Received 10/12/22, Prepared by R&M Engineering

I have reviewed the preliminary plat of Tract 10, USS 2611 and have the following comments:

1. The “Certificate of Approval by the Assembly” incorrectly uses the word Assembly rather than Craig Planning Commission. This certificate also states that “All dedications to the public have been inspected and accepted by the City of Craig” which is incorrect and should be eliminated.
2. The Certificate of Ownership and Dedication indicates multiple owners in the text (the use of the words “we” and “our”) but shows a signature slot for one owner.
3. The easements along the private road should be 40’ access and utility easements as current language may cause complications. The easement on Lot 10C only specifies access for Lot 10B and would legally exclude other traffic, including those accessing Lot 10A (even fire-response). The firelane easement on Lot 10B only legally allows fire-response access. Existing language may also require a cul-de-sac on Tract 12 (if subdivided in the future) if general access is not permitted.
4. Drawings of existing utilities submitted by applicant indicate that water and sewer lines run along Lot 10B into Lot 10C without an easement. A utility easement should be included if the two properties are divided in the existing location, otherwise Lot 10C should encompass the existing utilities to the 10’ utility easement to the south.
5. There would appear to be a number of unmapped private utilities on Tract 10, particularly water and sewer utilities. It would be in the developer’s interest to map these utilities and ensure they have easements where needed.
6. It is recommended that utility easements not placed within a public right-of-way be at least 15 feet wide for maintenance access purposes. All utilities on Tract 10 appear to be private.
7. A copy of the document referenced in Note 3 should be provided.
8. Note 4 does not make sense, particularly given the problematic language on the Lot 10C easement. If the lot is sold, there is also no guarantee that the new owner will put in the improvements needed to dedicate J.S. Drive. This note should be removed.
9. The encroachment easement needs to have bearings and distances defining its location and size.
10. The 10’ utility easement in Lot 10B to the east should include the length of that easement.
11. That all property corners be monumented with rebar and capped
12. that the final plat be submitted in .DWG format, paper and on reproducible mylar