



## Preliminary Plat Review

A Replat of Tract P – Preliminary Plat Received 2/13/24, Prepared by R&M Engineering

I have reviewed the preliminary plat of A Replat of Tract P and have the following comments:

1. Certificate of Approval by the Planning Commission – remove the last sentence in the certificate. Inspection and acceptance of dedications to the public is not a Planning Commission responsibility.
2. Since the lease lots (P-1 and H-1) are not being subdivided on the current plat these parcels should be relabeled (Upland Lease Lot, Tide/Submerged Land Lease Lot) and not included in the lot numbering for the plat. Subsequently Lot P-2 should be named Lot P-1. I will continue to reference the lot as P-2 throughout these notes to reflect what is currently shown on the plat.
3. Lease Lot P-1/H-1 (as shown). The plat does not need to show the distances/bearings of the lease lot itself but there should be a distance tie from the closest meander corner to one of the common lease lot corners.
4. Easements (referenced by document). There are easements shown on the plat (notably on adjacent lots Q-1 and Q2-D that are noted – SEE DOCUMENT 2018-XXXXXX-0 but do not have any description. The dash-dot-dot line indicates that they are easements. Add additional text at each of these easements to describe the easement (i.e. Utility Easement).
5. Easements (legend). The legend indicates that Utility Easement Areas are shown with a dash-dot-dot line but individual easements shown on the plat have descriptions other than “Utility Easement” (i.e. Electrical and Telephone Easement, Access & Utility Easement, etc.). The plat should either show different line types for different types of easements or the legend labels should read “Easement Areas” with additional text shown at each easement to describe the easement type.
6. Note 3 – add certificate to plat number.
7. Legend – Previous Property Line. I don’t see any lines like this on the plat. If the line type isn’t used please remove from the legend.
8. Recorder’s Office Space. The District Recorder has requested that all plats leave sufficient room adjacent to the title block for the recording information. The plat should leave a minimum of 2” of clear space directly to the left of the title block. ALTERNATELY, if it is not possible to leave 2” to the left of the title block then the plat should leave a minimum of 2” of clear space directly above the title block.
9. Any additional comments made by the planning commission at the April 25, 2019 meeting.
10. Remove extraneous lines and information for final plat.
11. That the final plat be submitted in .DWG format, paper and on reproducible mylar.
12. Monument all corners in the field.