

FINAL  
subdivision / p.u.d.  
Comments

Item # 44-82A Redwood Village Phase A  
Final

### Comments

SITE PLAN

- 1. Sidewalk to be adjacent, <sup>+7' wide</sup> at intersection of Redwood & Lupine for 75' with transition of 60' radii reverse curves down to 5'
- 2. Redwood shall be constructed full width dd<sub>1</sub>: to ptg with 36' wide collector section to Conifer
- 3. Clubhouse and 2 houses do not meet fire access.
- 4. gravel based temporary fire access
- 5. Emurg. access only on ↑ + breakaway posts?
- 6. Full width on Redwood - remove statement of 60' to Conifer.
- 7. Yarrow Drctly will have to be realigned.

Plat

- 1. Yarrow Ct. intersects Mullen at angle greater than 10° (19° 19')
- 2. bearing of north property line does not match bearing of same line Evergreen Park 2nd filing creates overlap
- 3. Easements

4. Need cap.  $\pm$ 's. SW corner of, it's not monumented
5. Need monumentation of public survey monuments
6. What about easements?
7. Who owns 10' R circles in cul-de-sacs? (for maintenance)
8. Need recorded easement of temporary turnaround.
9. Title does not match title in legal desc., Attorney Cert,  
\* Surveyors Cert.
10. ~~Need distance of~~ Indicate as plat.

Item # 209-79F Collindak V PUD  
Preliminary & Final

## Comments

PLAT

1. Attorney's Statement & Surveyors' Cert. have wrong title - delete "a" from Title in Legal Description.
2. Courses 6 & 12 should show distance
- 3. Need variance for distance from Quail Hollow to Lockwood (to ~~the~~ Mann)
4. Legal should go to center line of Horsebroke.
5. Monumentation needed  
type & cap #
6. Basis of bearing noted
- 7. Min tangent is 100' for local at intersection Quail Hollow & Ruston Trail do not meet requirement
8. Easements not centered on property line need dimension & bearings. (Between lots 17-25 and 26-34)
- 9. If lot 16 is to take access from Carlton an 80' diameter temp turnaround will be required.
- 10. Quail Hollow Ct needs 58' rad.
11. Need reception # of utility easement shown on plat

Dept. Comments subdivision / p.u.d. FINAL