

OFFICIAL MINUTES
SUMMERSET PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 24th, 2026 @ 6:00 P.M.

The meeting was called to order by Chairman Brody Oldfield at 6:00 p.m.

Roll Call: Brody Oldfield, Dustin Hirsch, Brittni Bjorum, Casey Kenrick, and Mike Martin were present. Also present was City Administrator Lisa Schieffer.

Call for Changes: Motion by Kenrick, second by Hirsch to approve the agenda of the regular meeting for March 24th, 2026. Motion carried.

Consent Calendar:

Motion by Hirsch, second by Bjorum to approve the minutes of the regular meeting held on March 10th, 2026. Motion carried.

Notice of Public Hearing – Land Zoning Designation Norman Ranch:

Motion by Martin, second by Kenrick, to open discussion. Motion carried.

City Administrator Lisa Schieffer presented the application for zoning request to the Board. Schieffer stated that the certified mailings had gone out, it was published in the paper, and the zoning sign was put up ten (10) days in advance of the hearing. Schieffer went on to explain that the original 160 acres that was annexed into the city was zoned as R-3 which would allow the developers to build single-family homes and townhouses under the same zoning.

The application today is for the North 158’ of both Government Lots 3 & 4, which was annexed into the city in September of 2025. Norman Ranch Subdivision LLC is asking for R-3 zoning on the same to be consistent with the 160 acres.

Megan Kingsbury was present representing Norman Ranch Subdivision LLC. The Board had no further questions on the matter.

Schieffer informed the Board that she had received a concern regarding the covenants from Joe Norman. After review of the same, if there is a concern from the declarants, that should be taken up with Norman Ranch Subdivision LLC. Schieffer stated that she did get an opinion from both the City Attorney and City Engineer. The restrictions only apply to the “restricted property” which is described as the SW1/4 of Section 32, T3N, R7E (160 acres), and the “benefited property” as defined is not burdened with the restrictions.

Motion by Hirsch, second by Martin, to close discussion. Motion carried.

Motion by Martin, second by Hirsch, to recommend approval of the R-3 zoning to the Board of Commissioners. Board Member Kenrick explained that on the original 160 acres he thought it should have been zoned R-2 and for those reasons he would stay consistent on the 158’ and vote no to the R-3 zoning.

Voting yes: Martin, Hirsch, Bjorum and Oldfield. Voting no: Kenrick. Motion carried.

Adjournment

Motion by Hirsch, second by Kenrick to adjourn the meeting at 6:04 p.m. Motion carried.

Lisa Schieffer, City Administrator

Brody Oldfield, Chairman

COMMUNITY PLANNING & DEVELOPMENT SERVICES

City of Summerset
7055 Leisure Lane, Summerset, SD 57718
Phone: (605) 718-9858 Fax: (605) 718-9883 Web: www.summerset.us

APPLICATION FOR DEVELOPMENT REVIEW

REQUEST (please check all that apply)

- Annexation
- Comprehensive Plan Amendment
- Fence Height Exception
- Planned Development (Overlay)
- Designation
- Initial Plan Final Plan
- Major Amendment
- Minimal Amendment
- Subdivision
 - Layout Plan
 - Preliminary Plat
 - Final Plat
 - Minor Plat
- Rezoning
- Road Name Change

- Conditional Use Permit
 - Major Amendment
 - Minimal Amendment
- Vacation
 - Utility / Drainage Easement
 - R.O.W. / Section Line Highway
 - Access / Non-Access
 - Planting Screen Easement
- OTHER (specify) _____

LEGAL DESCRIPTION (Attach additional sheets as necessary)

EXISTING See Preliminary Plat

PROPOSED

LOCATION Adjacent to the intersection of Three Flags Way and Norman Ave.

Size of Site-Acres _____ Square Footage _____

Proposed Zoning **R3**

Utilities: Private / Public _____
 Water Private _____
 Sewer Public _____

DESCRIPTION OF REQUEST: Preliminary Plat Application for Phase 1b of Highlands at Norman Ranch subdivision.

APPLICANT

City of Summerset

Name Norman Ranch Subdivision, LLC

Phone 605-443-3033

Address 1624 Concourse Ct.

E-mail megan@vanockerdev.com

City, State, Zip Rapid City, SD 57703

Signature _____ Date 6-10-25

PROJECT PLANNER - AGENT

Name Vanocker Development, INC

Phone 605-443-3033

Address 1329 Eglin Street Suite 200

E-mail megan@vanockerdev.com

City, State, Zip Rapid City, SD 57701

Signature _____ Date _____

OWNER OF RECORD (If different from applicant)

City of Summerset
2000 W. 10th St., Rapid City, SD 57701

Name _____

Phone _____

Address _____

E-mail _____

City, State, Zip _____

Property Owner Signature _____ Date 6-10-25

Property Owner Signature _____

Date _____

Signature _____

Print Name: Tony Thompson

Signature _____

Date _____

Print Name: _____

Title*: _____

*required for Corporations, Partnerships, etc.

ZONING	
Current	<input type="checkbox"/>
North	<input type="checkbox"/>
South	<input type="checkbox"/>
East	<input type="checkbox"/>
West	<input type="checkbox"/>
Planner	<input type="checkbox"/>
File No.	<input type="checkbox"/>
Comp Plan	<input type="checkbox"/>
Received By:	<input type="checkbox"/>

FOR STAFF USE ONLY

- Sewer Utility
- Fire Department
- Public Works
- Planning
- Building Inspector
- Engineering
- City Code Enforcement
- Police
- City Attorney
- BHP&L
- Finance Officer
- Register of Deeds
- County - Planning
- SD DOT
- SD DENR
- Auditor - Annexation
- Drainage
- Parks & Recreation

- Diamond D Water
- Black Hills Water
- Quaal Road District
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Planning and Zoning Meeting Date: _____
Commission Meeting Date: _____
Date Paid: _____

Payment Type: Cash Check Credit Card

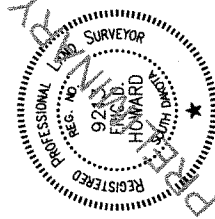
LOTS 28-37, LOTS 38A & 38B-44A & 44B OF BLOCK 4, LOTS 4-13 OF BLOCK 5, LOTS 1A & 1B - 5A & 5B, LOT 6-7, LOT 8A & 8B-14A & 14B, LOTS 15-26, AND LOTS 27A & 27B OF BLOCK 6

MACALLAN WAY, MACALLAN COURT, CALEDONIA WAY, CALEDONIA COURT, & KILTED COURT RIGHT-OF-WAYS & MAJOR DRAINAGE EASEMENT, NORMAN RANCH SUBDIVISION

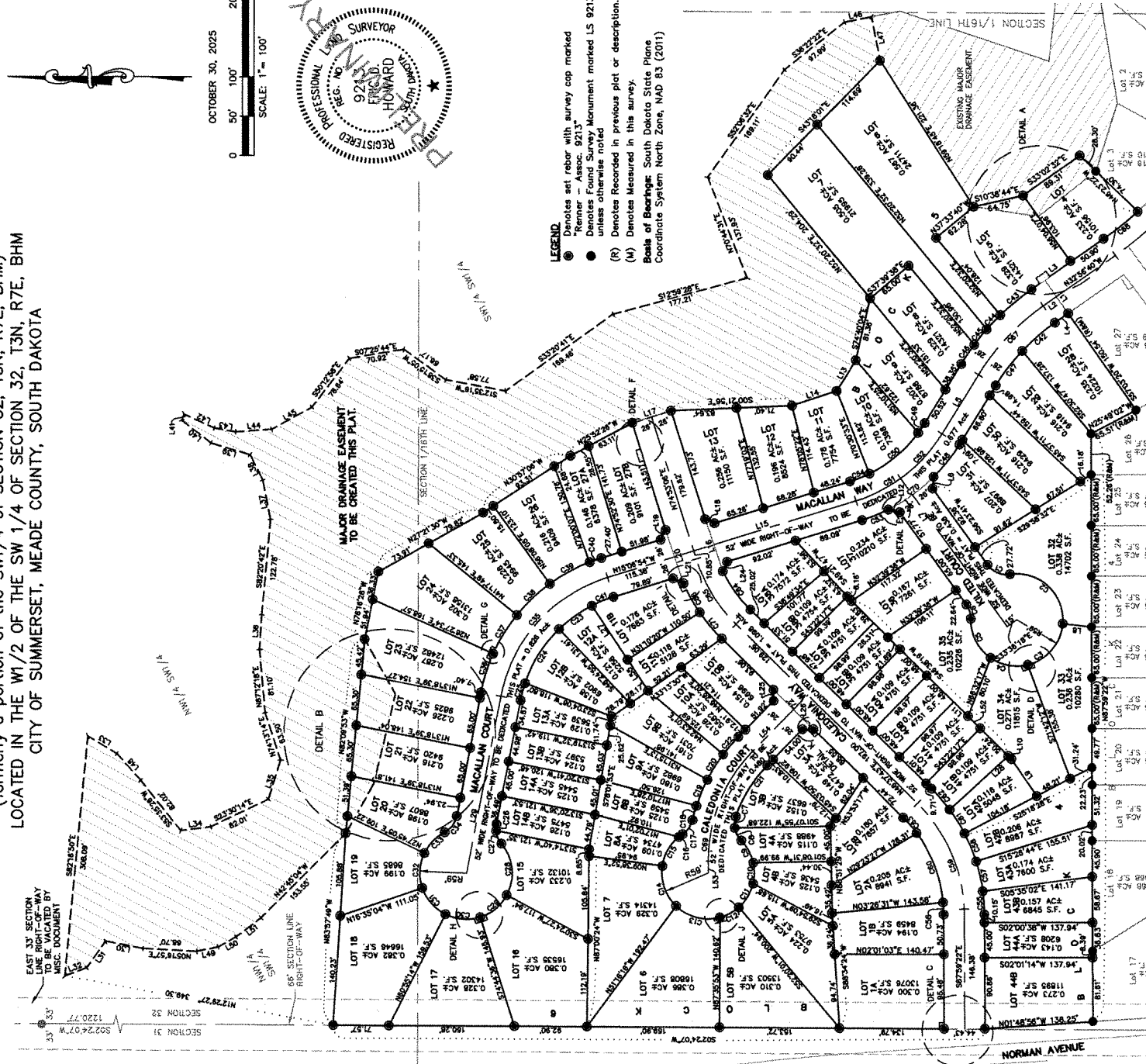
(formerly a portion of the SW 1/4 of SECTION 32, T3N, R7E, BHM)
 LOCATED IN THE SW 1/4 OF SECTION 32, T3N, R7E, BHM
 CITY OF SUMMERSET, MEADE COUNTY, SOUTH DAKOTA



OCTOBER 30, 2025
 0 50' 100' 200'
 SCALE: 1" = 100'



LEGEND:
 ● Denotes set rebar with survey cap marked "Renner - Assoc. 9213"
 ● Denotes Found Survey Monument marked LS 9213, unless otherwise noted
 (R) Denotes Recorded in previous plat or description.
 (M) Denotes Measured in this survey.
 Basis of Bearings: South Dakota State Plane Coordinate System North Zone, NAD 83 (2011)



Line #	Length	Direction
L39	14.14'	M05°44'11"E
L40	46.89'	N09°06'37"E
L41	8.49'	S89°56'47"E
L42	42.89'	S26°59'31"E
L43	27.77'	S11°59'53"W
L44	46.45'	S01°56'46"E
L45	56.83'	S26°43'13"E
L46	35.26'	S09°03'55"E
L47	57.03'	S80°56'05"W
L48	46.18'	S50°07'00"W
L49	26.05'	N02°44'48"W
L50	26.26'	N02°58'56"W
L51	40.45'	N34°56'06"W
L52	22.13'	S46°36'16"W
L53	14.85'	S07°58'22"E
L54	100.83'	N43°22'17"W
L55	47.69'	S48°39'57"W

Line #	Length	Direction
L16	14.14'	M05°44'11"E
L20	71.97'	N73°48'18"E
L24	14.76'	N27°19'46"E
L24	14.30'	N63°29'08"W
L25	14.14'	N08°22'17"W
L26	14.14'	N01°57'43"E
L27	82.65'	S06°59'57"W
L28	101.85'	S40°25'08"E
L28	230.51'	N76°41'21"W
L30	48.40'	N13°00'05"E
L31	41.86'	M33°00'14"W
L32	26.87'	N16°11'05"W
L33	42.85'	S33°19'31"W
L34	36.70'	S04°52'14"E
L35	52.14'	S70°58'58"E
L36	44.68'	S04°44'12"E
L37	51.41'	N05°58'03"E
L38	38.34'	N05°40'38"E

Line #	Length	Direction
L1(6A)	52.00'	S57°02'50"W
L2	20.64'	N32°29'40"W
L4	20.64'	N32°29'40"W
L5	58.87'	M51°10'21"W
L6	15.08'	N02°32'32"W
L7	233.57'	S59°23'41"W
L8	36.83'	S02°25'54"W
L8	57.22'	S57°45'24"W
L10	5.71'	S46°38'19"W
L11	25.86'	S46°38'19"W
L12	15.08'	S15°19'54"W
L14	60.03'	S18°22'22"E
L15	21.77'	N15°28'54"W
L16	71.96'	N73°48'18"E
L17	52.00'	S12°21'11"E
L18	14.14'	M29°50'21"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	51.80'	228.00'	130°55'W	N70°05'57"W	51.70'
C27	58.53'	228.00'	143°01'W	N69°07'18"W	58.36'
C28	58.53'	228.00'	143°01'W	N41°17'03"W	58.36'
C29	58.08'	228.00'	143°25'W	N02°50'15"W	57.62'
C40	15.86'	228.00'	4°01'56"	N77°07'42"W	15.86'
C41	30.02'	174.00'	9°37'10"	N20°02'29"W	28.99'
C42	56.41'	274.00'	17°59'11"	N36°44'15"W	56.31'
C43	51.79'	228.00'	9°05'05"	N72°29'45"W	51.73'
C44	25.17'	328.00'	4°25'27"	N49°12'29"W	25.17'
C45	25.48'	328.00'	4°28'41"	N46°42'33"W	25.47'
C46	29.79'	328.00'	5°14'10"	M33°33'58"W	29.78'
C47	55.73'	274.00'	17°38'12"	M02°17'27"W	55.83'
C48	53.00'	228.00'	17°59'15"	N36°44'15"W	52.88'
C49	15.15'	174.00'	4°59'27"	M34°12'22"W	15.15'
C50	82.80'	174.00'	27°11'58"	N73°55'43"W	81.83'
C51	84.54'	200.00'	16°29'24"	N24°21'36"W	84.28'
C52	78.82'	200.00'	22°34'45"	M44°53'41"W	78.31'
C53	36.87'	228.00'	9°20'55"	N19°47'22"W	36.83'
C54	26.97'	174.00'	6°32'50"	N19°31'19"W	26.94'
C55	29.96'	228.00'	7°35'40"	M08°12'46"E	29.93'
C56	13.59'	174.00'	5°07'58"	M09°09'04"E	13.58'
C57	36.80'	228.00'	9°51'42"	N79°29'07"E	36.85'
C58	36.80'	228.00'	9°51'42"	M79°29'07"E	36.85'
C59	108.41'	200.00'	42°22'45"	M08°18'10"E	104.30'
C60	98.12'	174.00'	37°39'06"	M71°03'08"E	94.90'
C61	35.83'	228.00'	8°04'57"	M09°09'04"E	35.79'
C62	35.43'	228.00'	8°04'57"	M01°07'08"E	35.39'
C63	26.11'	174.00'	5°35'35"	M35°35'35"E	26.09'
C64	66.84'	174.00'	19°58'07"	M09°35'46"E	66.34'
C65	98.83'	200.00'	26°19'23"	M67°45'24"E	97.84'
C66	43.38'	228.00'	10°44'36"	M36°30'03"E	43.32'
C67	121.88'	300.00'	23°14'23"	M44°33'52"W	120.05'
C68	56.74'	474.00'	6°44'14"	N36°18'47"W	56.70'
C69	155.75'	200.00'	44°37'05"	M05°40'50"W	151.84'
C70	72.12'	228.00'	10°18'59"	N33°38'19"W	71.81'
C71	43.91'	228.00'	11°08'07"	M37°14'57"E	43.65'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.76'	30.00'	82°34'10"	S23°05'56"W	31.16'
C2	109.83'	58.00'	102°51'57"	S45°15'30"W	92.26'
C3	73.91'	58.00'	97°48'31"	S17°28'17"E	66.17'
C4	48.66'	58.00'	48°13'16"	S12°34'36"W	46.20'
C5	58.48'	58.00'	58°47'26"	S05°05'00"W	58.12'
C6	19.42'	30.00'	37°05'02"	S19°56'12"W	18.06'
C7	14.59'	30.00'	27°51'40"	M23°15'56"W	14.44'
C8	18.48'	30.00'	35°18'35"	S05°25'45"W	18.25'
C9	32.60'	58.00'	31°39'28"	S03°43'03"W	32.18'
C10	26.91'	58.00'	26°07'55"	M87°23'15"W	26.68'
C11	35.82'	58.00'	34°46'58"	M05°55'48"W	35.27'
C12	27.96'	58.00'	27°09'18"	M29°57'40"W	27.70'
C13	60.31'	58.00'	59°34'11"	S16°34'05"W	57.72'
C14	56.00'	58.00'	54°23'07"	S72°22'44"W	53.92'
C15	43.32'	58.00'	42°04'03"	M02°24'42"W	42.35'
C16	22.60'	30.00'	43°01'51"	M33°00'16"W	22.07'
C17	19.00'	228.00'	4°48'04"	N72°10'52"W	19.00'
C18	36.18'	228.00'	9°10'20"	M19°31'19"W	36.14'
C20	36.31'	228.00'	9°42'48"	M55°44'36"W	36.27'
C21	77.63'	174.00'	25°33'51"	M05°08'15"W	76.89'
C22	28.64'	228.00'	7°30'55"	M07°07'45"W	28.92'
C23	51.76'	174.00'	17°02'42"	M33°31'25"W	51.57'
C24	82.56'	174.00'	27°11'02"	M35°36'21"W	81.78'
C25	22.65'	174.00'	7°27'28"	N72°57'38"W	22.63'
C26	8.62'	30.00'	34°32'56"	S09°34'36"W	8.59'
C27	18.09'	30.00'	34°32'56"	S09°34'36"W	17.82'
C28	70.13'	58.00'	85°08'16"	S06°21'19"W	68.07'
C29	45.65'	58.00'	47°20'10"	N37°25'29"W	44.32'
C30	45.65'	58.00'	47°20'10"	S08°34'41"W	44.52'
C31	45.65'	58.00'	47°20'10"	S01°14'51"W	44.52'
C32	45.65'	58.00'	47°20'10"	M64°25'00"W	44.52'
C33	37.66'	58.00'	36°34'02"	N43°57'54"W	37.02'
C34	26.71'	30.00'	51°00'26"	M01°11'07"W	25.83'
C35	214.83'	200.00'	81°34'26"	M45°44'07"W	204.74'

NOTES:
 Eight foot (8') utility and minor drainage easement is hereby granted on the interior of the side & rear lot lines. A ten foot (10') utility & minor drainage easement is hereby granted on the interior side of the front lot line. Removal or modification of any obstruction or impediment to such an easement shall be the financial responsibility of the landowner.

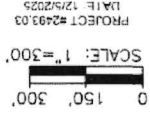
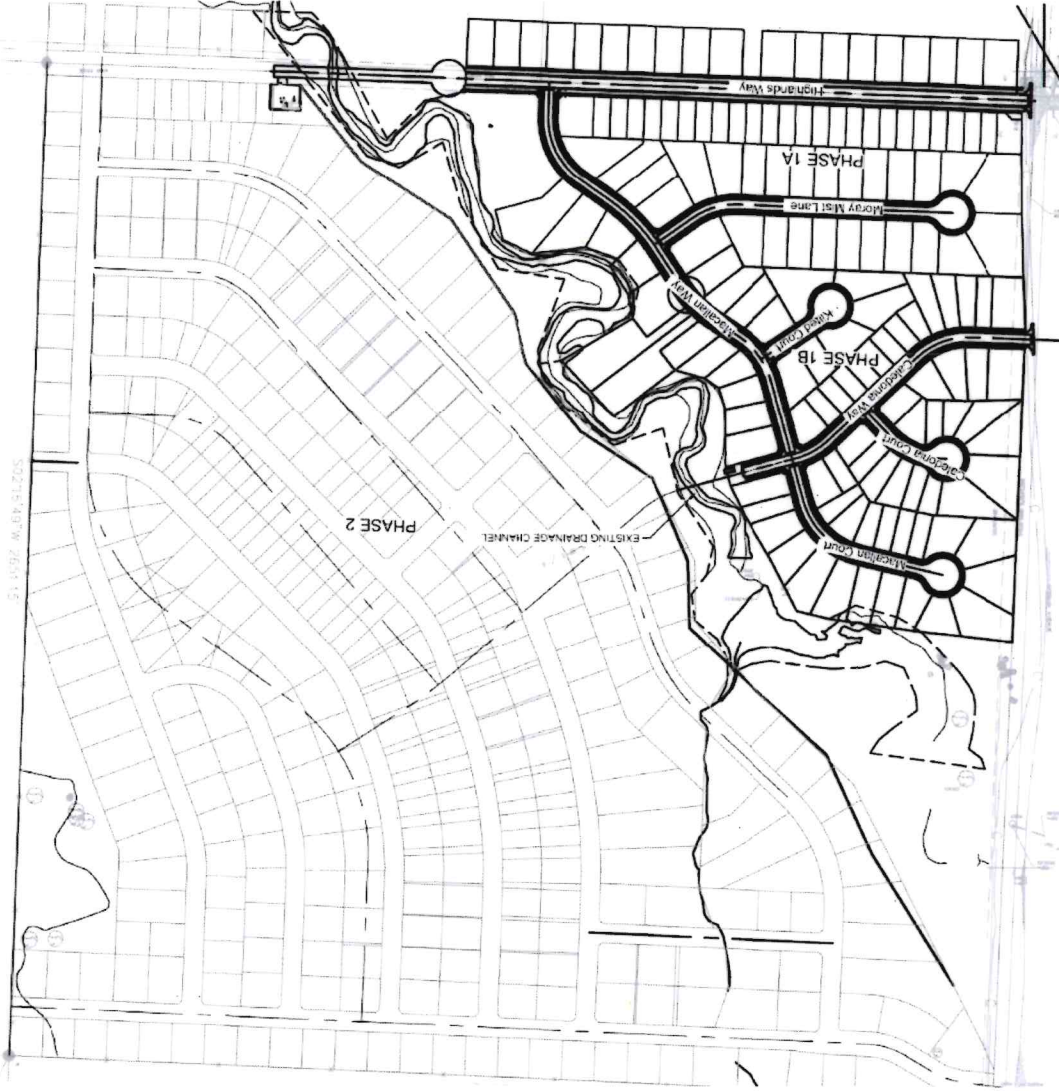
Major drainage easements shall be kept free of all obstructions, including fences, and that the major drainage easement provides the SummerSet Public Works Department, or their designee(s) the rights of entry, construction, and maintenance in order to facilitate drainage through these easements.

THE SUBJECT PROPERTY FALLS IN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN IN THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER: 27113C03350, EFFECTIVE DATE OF DECEMBER 1, 2022.



NORMAN RANCH PHASE 1 & 2

SUMMERSSET, SOUTH DAKOTA



Memo

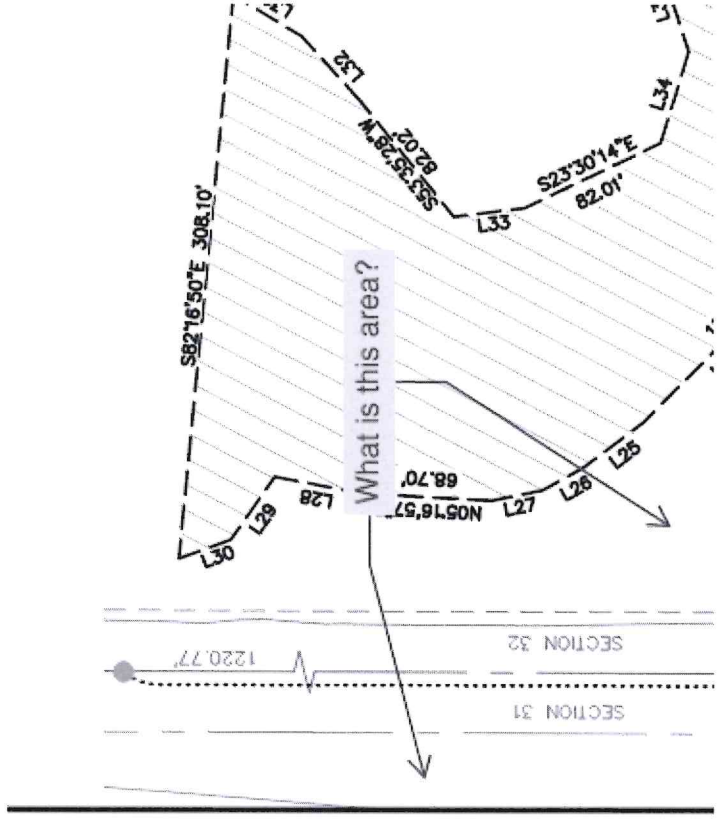
Date: Thursday, March 12, 2026
Project: Lots 28-47 of Block 4, Common Lot 1 & Lots 4-12 of Block 5, Lots 1-35 of Block 6 Macallan Way, Macallan Court, Caledonia Way, Caledonia Court, & Kilted Court Right-of-Ways & Major Drainage Easement, Norman Ranch Subdivision
To: Lisa Schieffer, City Administrator
From: HDR, Inc
Subject: Preliminary Plat & Construction Plan Review

A resubmittal of the Norman Ranch Subdivision Phase 1b plan and plat documents dated February 26, 2026, has been received and reviewed by HDR. The previous submittal review comments are below with updates from the most recent review. Prior comments that have been adequately addressed were retained but text has been struck through to indicate resolution.

6-25-2025 Comments

Plat

1. ~~Edit Title to read
"Plat of
Norman Ranch Subdivision
Lots 28-47 of Block 4, Common Lot 1 & Lots 4-12 of Block 5, Lots 1-35 of Block 6, Macallan Way, Macallan Court, Caledonia Way, Caledonia Court, & Kilted Court Right-of-Ways & Major Drainage Easement
(Formerly the Southwest Quarter (SW ¼) of Section 32, Township 3 North, Range 7 East, Black Hills Meridian, Meade County, South Dakota)
Located in the West Half (W 1/2) of the Southwest Quarter (SW ¼) of Section 32, Township 3 North, Range 7 East, Black Hills Meridian, City of Summerset, Meade County, South Dakota~~
2. ~~Submitted plat was reviewed as all lots single family residential. Based on this, Lots 34, 43, 44, 45, and 46 of Block 4 don't meet minimum lot width requirements. Lots 5, 6, 10 and 11 of Block 5 don't meet minimum lot width requirements. Lots 12, 15, 20, 21, 22, 23, 24, 25, 29, 30, 31, 32, 33, and 34 Block 6 don't meet minimum width requirements per City of Summerset Ordinance 155.098.D.1.~~
3. ~~Submitted plat was reviewed as all lots single family residential. Based on this, Lots 25 and 27 don't meet minimum lot size per City of Summerset Ordinance 155.098.E.1.~~
4. ~~Add callouts on the east side of the property indicating what lines indicate:
a.---~~
5. ~~Label the following areas:~~



- a.
 - 6. Be consistent with detail labels:
 - 7. Don't need to show 8' utility easement on inset details A-L.
 - 8. Double-check Caledonia Way and Norman Avenue intersection, L1 measurement is 44.43' and detail L shows a measurement of 7.59' and 18.43'. Stated ROW width is 52'.
 - 9. Line between Lot 11 & Lot 12 Block 5 needs an east or west designation on the bearing.
 - 10. What is the plan for Common Lot #1? Common lot has been deleted.
 - 11. Plat shows 27 dwelling units being served by Macallan Court, max according to Summerset IDCM is 20 dwelling units. A design exception has been requested.
 - 12. Previous phased development plan only showed one roadway connection from Phase 2 to Phase 1. Now it appears Phase 2 will connect to Phase 1 through Highlands Way and Caledonia Way, the traffic study does not appear to be updated to reflect this change. It should be confirmed that the change in access doesn't change any street designations or warrants. This could potentially change right-of-way needs.

Design Report
Sanitary Sewer

- 1. The following pipe sections don't meet the minimum 2.0 feet per second design velocity:
 - a. Macallan Court, 3 — 1.74 fps

~~b. Kilted Court, 1 — 1.64 fps~~

~~Developer should adjust slopes to achieve a minimum of 1.8 fps. City has approved a design exception request for Phase 1A & Phase 1B to allow less than 2.0 fps in cut-de-sac gravity sewer.~~

- ~~2. Sanitary Sewer Flow Exhibit doesn't match the proposed Phase 1B layout. Have flow numbers been updated? Are number of dwellings units the same?~~
- ~~3. Phase 1B will be served by the lift station and force main that are currently in final design. The previous plat of this subdivision (Phase 1A) was approved contingent on items A-K outlined in the December 5, 2024, Summerset City Commission meeting minutes (attached). As of this review, not all of these items have been addressed.~~

Storm Sewer

- ~~4. Section Existing Drainage Basin Plans indicates 30.7 cfs and 72.8 cfs for the 2-year and 100-year events. There is conflicting information in the Conclusion section of the report stating the total site existing flows for the 2-year and 100-year are 35.8 cfs and 84.9 cfs.~~
- ~~5. Model data shows a pipe between Inlet #27 and #26, but Inlet #27 and #26 in the plans don't directly connect.~~
- ~~6. Storm sewer calculations show runoff coefficients of 0.4 and 0.6 for the 2-year and 100-year events. If Phase 1B is all single family this works. If there are changes to add the townhouses as submitted with the design exception request these coefficients should be reevaluated to account for the additional impervious area.~~
- ~~7. For Roadway & Gutter Input, it appears longitudinal slope and cross slope have been swapped, example Inlet 23 roadway longitudinal slope is 3.76% and roadway cross slope is 2.0% in the plans and in the model input roadway longitudinal slope is shown as 2.0% and roadway cross slope is shown as 5.0%. It also appears slopes should be updated to match design many of the model inputs show 5.0%, none of the inlets fall in areas with less than 5.0% for both cross slope and longitudinal slope.~~
- ~~8. Model data shows a pipe between Inlet #31 and Inlet #27, which don't connect.~~
- ~~9. Model data isn't shown for the pipe between Inlet #30 and Inlet #31.~~
- ~~10. Model data isn't shown for the pipe between Inlet #37 and Inlet #30. Appears some information has been cut off. Full review of storm sewer was not completed.~~

Construction Plans

- ~~11. Sheet 2.4, Street light conduit should not be needed as street lighting is solar.~~
- ~~12. Sheet 3.1, Silt fence should be installed along the north and east side of the project area to prevent sediment entering the drainage channel.~~
- ~~13. Sheet 5.8, Caledonia Way alignment stationing is turned off.~~
- ~~14. Sheet 6.1, what would be the plan for the storm sewer on the east end of Caledonia Way when it is extended across the drainage channel?~~
- ~~15. Sheet 6.5, Notes to see Sheet 8.2, 8.5, and 8.9 for hydrants 1, 3 and 7 respectively. No fire hydrant information is shown on the referenced sheets.~~
- ~~16. Sheet 7.4, point 457 appears to be incorrect it is ~2' lower than the adjacent points.~~

17. ~~Sheet 7.4, point 468 is pointing to the flowline not the top back of curb.~~
18. ~~Sheet 7.4, double check elevation point 470 it appears to be a low point.~~
19. ~~Sheet 7.5, double check elevation point 489 it appears to be a low point.~~
20. ~~Sheet 7.6, grade between points 444 and 443 doesn't meet ADA requirements for cross slope.~~
21. ~~Cul-de-sac cross slopes don't meet minimum 2.00%. City would allow a design exception for a minimum cross slope of 0.50% in a cul-de-sac. This would still require some updated grading in the Macallan Court, Caledonia Court, and Kilted Court cul-de-sacs. Caledonia Court requires further updated grading.~~
22. ~~Sheet 8.1, Macallan Court cross section 5+50 add roadway cross slope labels.~~
23. ~~Sheet 8.5, Caledonia Court Station 3+00 cross section should be redesigned, cross slopes don't meet maximum and minimum requirements.~~
24. ~~Sheets 8.7 and 8.8, all cross sections need roadway cross slope labels.~~
25. ~~Sheet 9.1, Type P Gutter, Type BL Curb & Gutter, and Type D Curb & Gutter details are provided and noted in the legend. Not indicated in the plans where each is to be used.~~
26. ~~Has Norman Avenue and Caledonia Way intersection been approved by Meade County? — DEVELOPER INDICATED IT HAS BEEN SUBMITTED, WILL MAINTAIN COMMENT UNTIL FINAL APPROVAL HAS BEEN DELIVERED TO THE CITY.~~
27. ~~Have plans been approved by Black Hawk Water Users District? — DEVELOPER INDICATED IT HAS BEEN SUBMITTED, WILL MAINTAIN COMMENT UNTIL FINAL APPROVAL HAS BEEN DELIVERED TO THE CITY.~~
28. ~~Have plans been approved by the SDDANR? — DEVELOPER INDICATED IT HAS BEEN SUBMITTED, WILL MAINTAIN COMMENT UNTIL FINAL APPROVAL HAS BEEN DELIVERED TO THE CITY.~~

11-7-2025 Comments

Plat

1. ~~Check boundary bearings and distances on the parcels north of Caledonia Way and the major drainage easement. They don't close.~~
2. ~~Macallan Court design exception request was denied but still shows 22 lots. Driveways of Lots 11A and 27B must be fed off of Caledonia Way, or a design exception request must be submitted.~~
3. ~~Edit text color for Lot 4 and Lot 6, Block 5 to black.~~
4. ~~Add bearing for southeast (28.30') and northwest (50.90') lot line of Lot 4, Block 5.~~
5. ~~Need to provide bearing and distance for line L1.~~
6. ~~Cleanup bearing text on the north lot lines for Lots 23 and Lot 24, Block 6.~~
7. ~~Add bearing and distance for northwest lot line on Lot 19, Block 6.~~
8. ~~Closure check was not finished due to missing bearing and distance information.~~

Design Report

9. Under Distribution on page 4 of the Water and Sewer Report, total number of residential homes for phase 1a and 1b does not match the two plats total.
10. Average and peak flows do not match in the exhibit to the sanitary sewer table 3-3.
11. Model link summary states inlet #22 to out 1 Pipe. Plans show connection to Phase 1a inlet #20.

Construction Plans

12. Caledonia Court 1#50 cross-section is missing C&G.

City Comments

1. City has previously indicated they want major drainage easements platted outside of home lots, please reconfigure Lot 4 and Lot 5, Block 5 and Lot 20, Lot 21, Lot 22, and Lot 23, Block 6 to be platted not within major drainage easements.
2. City has allowed "flag" lots like Lot 6 and Lot 7, Block 5, but has not liked how they end up once houses are constructed. Please reconfigure area to not have flag lots.

3-12-2026 Comments

Plat

1. Plat closure was not able to be obtained with provided CAD file. The following updates should be made for plat closure:
 - a. Curve C33
Delta – 36°34'29"
Chord Direction - N 43° 57' 54" W
Chord Length – 37.03'
 - b. Curve C34
Radius - 29.99
Chord Direction - N 51° 11' 32" W
 - c. Curve C66
Chord Direction - N 63° 08' 04" W
Chord Length – 42.31'
 - d. Curve C71
Chord Direction - N 52° 11' 45" E
 - e. L20
Length – 73.03
Direction – N 73° 41' 35" E
 - f. The distance on the NE lot line of Lot 4 Block 5 should be 88.61'
 - g. The bearing for the ROW line in Detail C on the SE line (7.59' line) should be N 01°48'56" W

✓
Taken care of
5/6/2026

City Comments

- 1. Section line vacation is needed along west end on phase 1b.
- 2. Grading permit has lapsed. New permit required.

*Notated
DR
preliminary
plat*