

DATE: December 12, 2006  
TO: Plan Commission  
FROM: Larry D. Nelson, P.E., City Engineer  
SUBJECT: 111-115 State Street Certified Survey Map

The City Engineering Division has reviewed the subject development and has the following comments.

**MAJOR OR NON-STANDARD REVIEW COMMENTS** (Comments which are special to the project and/or may require additional work beyond a standard, more routine project.)

1. Legal description located in the headers on Sheets 1-4 inclusive and within the Surveyor's Certificate need to include reference to "Block 76".
2. Include lot area on the survey drawing Sheet 1 and in the Surveyor's Certificate on Sheet 2.
3. A building encroachment exists along the Westerly boundary. Does the existing party wall agreement of record address this? The Agreement copy provided was illegible and could not be determined.

**GENERAL OR STANDARD REVIEW COMMENTS**

In addition, we offer the following General or Standard Review Comments: NONE