

PRELIMINARY PLAT REVIEW
DIKE ADDITION
REVIEWED BY: STEVE HUDSON 05-23-25

The following items on the Preliminary Plat Checklist for the above-named subdivision in Hopkins County were found during my review of the revised Preliminary Plat dated 05-05-25.

1. A preliminary plat application with proper fees, plat copies, certificates of taxes paid and will serve letters from North Hopkins WSC and Farmers Electric Co-Op has been filed with the county clerk.
2. Lots 1 through 12 now contain 1.49 acres of land. The minimum road frontage requirement for lots in this acreage range is one hundred feet. Each of the lots now meets the requirement.
3. There are small strips of land on both the east and west side, and another on the south side of the lots on this plat which indicate they are to be conveyed to the adjoining land owners. These may be conveyed that way, and Commissioner Thompson has recommended they be conveyed before final plat approval. I concur with his recommendation.
4. The developer has constructed a pond on the property to meet the fire water source regulation. Marshal Endsley and I looked at the pond and the dry hydrants that are installed and they meet the regulation. The hydrants are installed approximately 15-20 feet south of the right of way on CR 3562. Marshal Endsley indicates he will need at least a 40 foot long (he would prefer 60-75 feet long) culvert and a gravel drive to allow his trucks to get close enough to the hydrants. Marshall Endsley indicates he will work with the developer to explain the access needed for his trucks. The pond is not wholly located within the easement shown on this revision to the preliminary plat. The regulation also requires the owner or an HOA to maintain such pond. We would need documentation filed in the clerk's records to meet that requirement.

Staff recommends revisions for the final plat to show the actual location of the pond as constructed with an easement of at least 30 feet around the pond and dam, and adding an easement along the road allowing access to the hydrants. This easement should be prepared by his surveyor and shown, with dimensions, on the final plat.

Staff recommends approval of this preliminary plat with the above recommendations mentioned in #3 and #4 being accomplished before approval of the final plat.

Stephen A. Hudson

Steve Hudson 05-23-25