



NOTE: The original home on this 39,600 square foot lot was apparently constructed in the northwest quadrant of the lot. Subsequently in 1979, the eastern half of the lot was approved as a separate building site through use of a lot split (L/S-0441). Consequently, the creation of a third building site from the original lot has required a replatting for the intended area (southwest quadrant) of this new building site. Sanitary sewer apparently runs down approximately the center of the original large lot and water also appears to be available in Sheridan (also along 18th Street North).

A. City Engineering and the Water Department need to indicate if there are any additional requirements in regard to sanitary sewer and/or water improvements.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

D. Although originally platted with a 60-foot right-of-way in early Additions, subsequent replats and newer plats have been dedicating rights-of-way for a potential collector-type street within an 80-foot right-of-way. At one time, it appeared that Sheridan was intended to extend northward across the Arkansas River. However, it now terminates in a cul-de-sac just south of the River and is not shown on the transportation plan as being a collector in the area north of 21st Street North.

City Engineering needs to verify if there are any plans or expectations for improving Sheridan in this area such that additional right-of-way needs to be dedicated from this site.

E. The applicant is advised that all property taxes including the entirety of 1996 property taxes will likely need to be paid before this plat can be recorded.

F. Based upon the likely approval and recording dates for this plat, the final plat tracing shall as appropriate indicate the year 1997 and amend County Official signature lines (County Clerk, Register of Deeds, etc.).

G. Since the tie point for this plat is referenced to a previously platted lot corner, the surveyor's text shall reference the quarter section in which the plat is located. Section 5-402(D)(3).

H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)

I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator

(phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- K. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.