

NOTE: This is a replat of a portion of an existing Addition, the one(1) lot, Dewitt 3rd Addition, the original Dewitt 3rd Addition having been divided into three distinct parcels when the center portion of that plat (lot) was platted into the Hartley Addition.

STAFF COMMENTS:

- A. This site is apparently already served by City water and sanitary sewer. City Engineering needs to indicate if any other guarantees are needed in terms of these facilities.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Based upon the limited frontage of this site to Pawnee, no more than one opening should be allowed. The final plat tracing shall therefore indicate access control except one (1) opening. Both the fact of the plat and the plat's text shall note the dedication of such access control.

In regard to the two (2) existing openings, the applicant shall guarantee the closure of one of these openings.
- D. Since this plat is a replat of an existing Addition (portion) and is essentially vacating and reestablishing various features such as easements, the surveyor's text should include a proper reference to K.S.A.12-512 (b) as amended.
- E. Based on the platting binder, substantial property taxes for 1994 are due on this. Prior to releasing this plat for recording, the applicant shall provide proof that all applicable taxes have been paid.
- F. 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.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative 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.