



NOTE: This plat is replatting into one (1) lot an older area of the City originally platted into small residential lots. This plat also is indicating the vacation or replatting of various streets and alleys associated with the residential lots. This one lot is intended to be developed as part of the Friends University site. Zoning for this one (1) lot plat will be split with "LC" (low density multi-family) on the southern half. Although many of the buildings (houses) on this site may be intended for removal, the existing zoning would not appear to require the removal of these structures. That is, "LC" and "B" zoning does allow for a multiple number of buildings to be located on a lot.

STAFF COMMENTS:

- A. City Engineering needs to indicate any requirements for the relocation or abandonment of municipal facilities (water lines, sewer lines, drainage facilities, etc.) made necessary by this replat.

Engineering also needs to indicate if any additional public easements need to be provided for any facilities not being relocated or abandoned.

- B. The applicant shall also guarantee the closure or reconstruction of driveways, street openings and alley openings being impacted by this replat. Specifically, the street opening to Maple for Bonn, the street opening for Mentor to Hiram, and the alley opening to Hiram should as required by Engineering be closed or reconstructed to a private type standard. Also, the driveways to Maple in the area of complete access control need to be closed with curb, gutter and associated improvements guaranteed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing, the platlor's text shall reference the dedication of access controls to Maple.
- F. The final plat shall indicate the platting of the 25-foot building setback from Maple through the existing buildings which encroach into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the buildings within the setback area. The buildings cannot, however, be enlarged within the setback and, if the buildings are removed, any new building construction must observe the platted building setback.
- G. As indicated in the platting binder, title for certain of the lots in the area of Maple and Hiram are still being researched. Prior to this plat being released for recording clear ownership of these lots by Friends University shall be established.
- 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.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representative from the utilities need to comment upon any requirements they may have for either easements and/or the relocation of facilities made necessary by this plat.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.