



STAFF COMMENTS: *Existing building should be removed before plat can be recorded*

- A. This replat proposes the subdivision of a large lot in the original Westlink Village Addition. As originally platted, the large lot contained 36,590 square feet. The estimated average lot area of adjacent platted lots is 9,732 square feet. The estimated average lot frontage of adjacent platted lots is 79 feet.

Staff recommends that this plat be redesigned so as to create only four new lots rather than five. This redesign would better conform to the average lot sizes and street frontages of the existing lots in the general area.

- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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