



STAFF COMMENTS:

- A. The applicant shall guarantee a decel lane adjacent to this plat along both Oliver and Pawnee.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. The applicant is advised that at the time of site development a private storm sewer extension will be required for this site.
- C. The applicant shall guarantee the closure of the driveways located within the area being shown for complete access control and the drive on Dellrose not proposed for use.
- 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 is advised that the private sewer easement shown on this site cannot be vacated by virtue of the plat and it's release must be obtained by other means. If the easement appears on this property's title binder, a copy of the easement shall be provided and a proper release obtained or the easement shall be shown on the final plat with appropriate book and page from the Register of Deeds.
- F. Access control to Oliver, except for one opening, shall be indicated across the north 39-feet of the plat.
- G. The access opening of 35-feet to Oliver shall be reduced to 30-feet on the final plat tracing.
- H. The final plat may indicate one additional opening to Pawnee in the area between the 35-foot opening and the west 71-feet of the plat. Complete access control shall be indicated to Pawnee across the west 71-feet of the plat.
- I. The final plat shall indicate; access control to Dellrose except for one opening.
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. The City Council signature block shall correctly read "Council" not "Commission" and show "Bob Knight" signing as Mayor.

- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. Traffic Engineering should be prepared to comment on the acceptability of the access control as shown on the final plat.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.