

NOTE: This site is in a section along the east side of West Street, south of Central, platted in 1918 as the Knight Acres Addition. Lot sizes typically ranged from 2.5 to 3.0 Acres. Zoning for these lots along West Street from Central south to 2nd Street is generally "LC". However, the rear of some lots has retained residential zoning, with the lots south of and immediately adjacent to this site having split zoning with "B" on the portion adjacent to West Street and "SF-6" on the eastern 2/3rd's of the lot. Many of the lots in the original Knight Acres Addition have been replatted, especially those not along West Street.

For the lots along West Street, many are still the large lots platted in the original Knight Acres Addition or have been replatted into still large 2.5 to 3 Acre lots themselves. This plat is itself a replat of a portion of the Ashford Addition which was essentially just a replat of a lot in Knight Acres. As a result of this large lot situation, a pattern of generally developed uses exist adjacent to West Street with the rear or eastern portions of lots being vacant. This site is an example of this situation with two restaurants located in the western 1/3 of the site, adjacent to West Street, while the eastern 2/3rd's of the site has been vacant. In general, it appears that the rational development of the rears of these lots is being hampered by adequate access.

- A. As required by **City Engineering**, the applicant shall guarantee the extension of sanitary sewer. That is, in this particular case, while the site involved in the plat may technically be directly accessible to a sanitary sewer, this replat will effectively cut off the two existing uses along West Street from that public sanitary sewer line.

To allow these existing uses to use excessively long service lines, covered by private easements is questionable. As determined necessary by City Engineering, easements and guarantees shall be provided for the extension of a public sewer lateral to serve the existing uses located in the western portion of this site.

- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. In order to aid in the future development of this site but also property to the south, a public street needs to be provided along the east line of this plat. Such street will also provide for a useful extension of Caroline Avenue located south of St. Louis and possibly other east-west streets in this area.

However, a non-standard type street may be justifiable in this area. That is a street other than with a 70 or 64-foot right-of-way may be considered for this site. Prior to submitting the final plat tracing, the applicant shall meet with City Engineering to determine an appropriate street right-of-way. On the final plat tracing, such street may be shown as an outright dedication or as a contingent dedication. If provided as a contingent dedication, the platting text shall note that the dedication will occur upon property to the south platting and requiring the creation of a street in this alignment for access.

City Engineering in regard to any such street needs to indicate if a guarantee or other assurance needs to be provided at this time for the paving of such street adjacent to this site.

- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be

submitted to the Planning Department for recording.

- E. The platting binder presently indicates two (2) easements (Film 1290, page 988 and Film 1647, page 734) that appear to be non-public. The applicant's agent needs to verify the location or nature of these easements. Depending upon what these easements involve, they may need to be shown on the final plat tracing or proof provided that these easements do not need to be shown. In any case, copies of these documents shall be submitted to Planning for this plat file.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. 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.)
- H. 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.
- I. 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.
- 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 and/or County Commission.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. 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.