

S/D 97-52 Preliminary Plat of WESTLINK CHRISTIAN CHURCH ADDITION
July 24, 1997 - Page 2

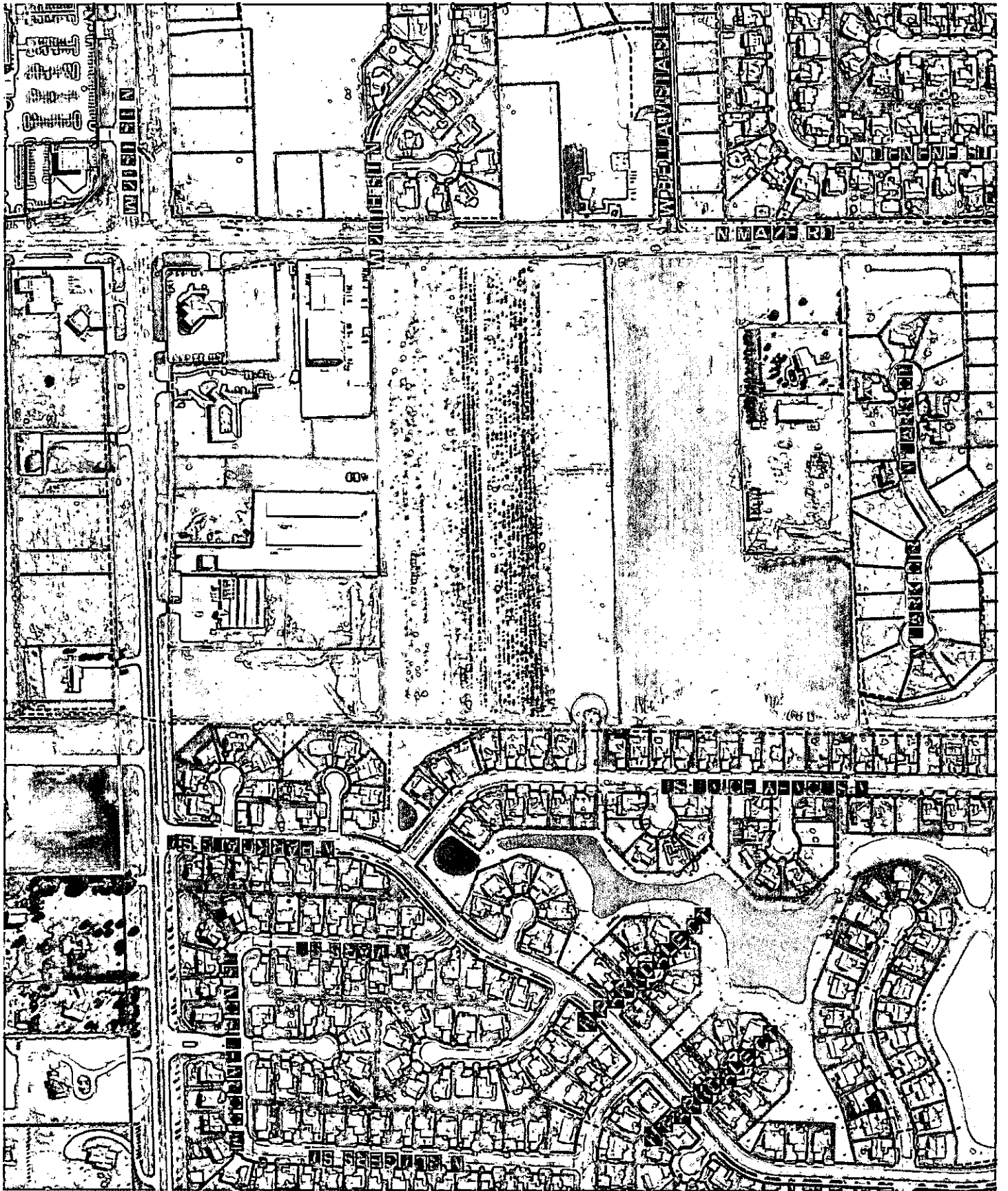
Note: In 1995, the MAPC approved Hedgeapple Addition for this site. However, Hedgeapple was never submitted for City Council approval and with the approval of Westlink Christian Church Addition, Hedgeapple will be closed.

STAFF COMMENTS:

- A. This site has City water and sanitary sewer. **City Engineering** needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **Traffic Engineering** needs to comment on any improvements needed along Maize Road as well as, if four access points along Maize Road are acceptable. Finally, **Traffic Engineering** should also discuss if a cul-de-sac for West Lawn is appropriate.
- E. Perimeter closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within thirty (30) days after approval by the City Council.
- F. 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.
- G. The representatives from the **utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
- H. The representatives from **City Engineer** should be prepared to comment on the status of the applicant's drainage plan.
- I. 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.)

S/D 97-52 Preliminary Plat of WESTLINK CHRISTIAN CHURCH ADDITION
July 24, 1997 - Page 3

- J. The applicant shall correctly state the tie point as the NW CORNER, NE 1/4. Also the applicant needs to add distances between the tie point and the point of beginning.
- K. The applicant's agent is reminded that the plat binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions found by such a review.



Note: In 1995, the MAPC approved Hedgeapple Addition for this site. However, Hedgeapple was never submitted for City Council approval and with the approval of Westlink Christian Church Addition, Hedgeapple will be closed.

STAFF COMMENTS:

- A. This site has City water and sanitary sewer. **City Engineering** needs to verify if any other guarantees are required, i.e. sewer, water, drainage and so forth.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **Traffic Engineering** indicates the cul-de-sac for West Lawn is appropriate. Only three points of access shall be provided to Maize Road.
- E. Perimeter closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within thirty (30) days after approval by the City Council.
- 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. The representatives from the **utility companies** should be prepared to comment on the need for utility easements to be platted on this property. No additional easements were required.
- I. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan. The drainage plan is approved, but onsite detention is required and can be built at the time of development.
- J. 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.)
- K. The applicant shall correctly state the tie point as the NW CORNER, NE 1/4. Also the applicant needs to add distances between the tie point and the point of beginning.

- L. The applicant's agent is reminded that the plat binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions found by such a review. A plat binder has been submitted.

CLOSURE - WESTLINK CHRISTIAN CHURCH ADD.

L001

1		N	5000.000	E	5000.000	S	0+00
	SOUTH		1017.030				
2		N	3982.970	E	5000.000	S	10+17.030
	S 88-32'26.0"W		874.400				
3		N	3960.700	E	4125.884	S	18+91.430
	SOUTH		299.100				
4		N	3661.600	E	4125.884	S	21+90.530
	S 88-32'26.0"W		490.410				
5		N	3649.109	E	3635.633	S	26+80.940
	N 01-20'31.0"E		715.180				
6		N	4364.093	E	3652.382	S	33+96.120
	N 01-24'01.0"E		64.100				
7		N	4428.174	E	3653.948	S	34+60.220
	N 01-21'13.0"E		536.540				
8		N	4964.564	E	3666.623	S	39+96.760
	N 88-28'39.6"E		1333.848				
1		N	5000.000	E	5000.000	S	53+30.608
LENGTH=	5330.608	AREA=	1512892.392	SF			34.731 ACRES