

S/D No.: 87-55 Name: POST #273 AMERICAN LEGION ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/2/87

DESCRIPTION

General Location: West side of Hydraulic in an area south of 13th street north.
Owner: American Legion, Post 273
Surveyor/Engineer: Castle & Associates

1. Gross Acreage of Plat: 36,020 Sq. Ft.
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 36,020 Sq. Ft.
 4. Existing Zoning: B
 5. Proposed Zoning: LC (Z-2846)
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STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2846) requesting a change from "B" (multiple family) to "LC" (light commercial) zoning was considered by the City Council on 6/23/87. By a unanimous vote, the Council voted to return the case to the Planning Commission for reconsideration. The Planning Commission will reconsider the zone case on 7/9/87.
- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The final plat tracing shall indicate the platting of "complete access control" to Pennsylvania across the west line of this lot. The platting of this access control was a requirement of the associated zone case.
 - D. The platting's text shall be amended to reference the platting of access control to Pennsylvania Avenue.
 - E. The final plat tracing shall indicate a 35-foot building setback from both Pennsylvania and Hydraulic.
 - F. The centerlines and existing half-street rights-of-way for both Pennsylvania and Hydraulic shall be indicated on the final plat tracing.
 - G. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
 - H. A lot number, lot 1, shall be indicated on the final plat tracing.
 - I. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
 - J. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the American Legion Post #273 (e.g., copy of by laws or certification from a title company).
 - K. 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.
 - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- P. 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 with this replat.

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