

S/D No.: 87-57 Name: NOBLECROFT ADDITION

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

DESCRIPTION

General Location: East side of Eisenhower in an area north of 3rd.
Owner: Antoinette Faulkner
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.3 acres
 2. Number of Lots:
 - Residential: 6
 - Office:
 - Commercial:
 - Industrial:
 - Total: 6
 3. Minimum Lot Area: 6900 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
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STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid paving petition for Eisenhower from St. Louis to 3rd street.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. 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 structure constructed on subject property.
- E. The final plat correctly shows the platting of the 25-foot building setback from Eisenhower through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. Prior to scheduling this case before the City Council, the existing structure which encroaches into the utility easements being granted must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer. The existing fence within street right-of-way being dedicated shall also be removed prior to City Council review of the plat.
- G. On the final plat tracing the center lines of Eisenhower and 3rd street shall be labeled.
- H. 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.
- I. 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.

- 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.
- L. 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.

PL/6982/5/LE