

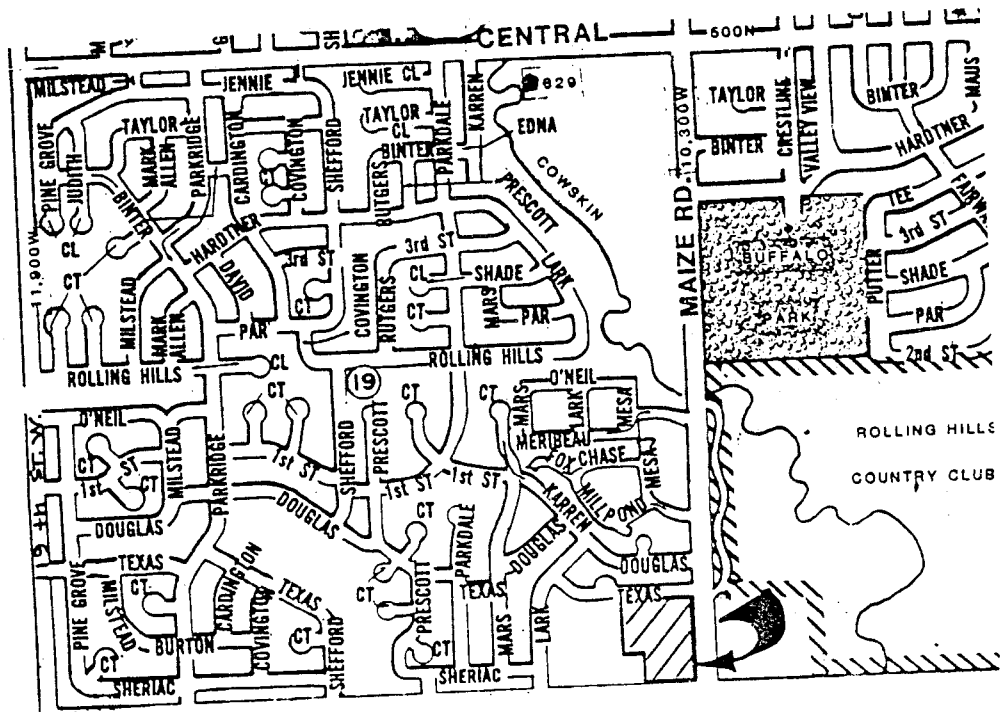
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
October 6, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-87 - OAK CLIFF ESTATES 4TH ADDITION
OWNER/APPLICANT: Flemming Companies, Inc.
SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.
LOCATION: Northwest corner of Maple and Maize Road
SITE SIZE: 5.23 acres
NUMBER OF LOTS
Residential:
Office: 3
Commercial:
Industrial: 3
Total: 3
MINIMUM LOT AREA: 26,317 sq. ft.
CURRENT ZONING: "LC" (DP-104)

VICINITY MAP:



STAFF COMMENTS:

Note: This plat is subject to the conditions established by the Oak Cliff Estates C.U.P. Amended File #1, DP-104.

- A. The applicant shall either abandon or amend the existing petitions on file for this property. If projects are to be abandoned as a result of this replat, the applicant shall pay off the charges against the abandoned projects. Square footage figures shall be provided for the lots within this plat so existing special assessments and petitions may be amended.
- B. The final plat tracing shall show the film and page for the joint access and drainage easement within Lot 3. Also, the film and page of the 15-foot sanitary sewer easement north of the south line of Lot 3 shall be shown.
- C. The final plat tracing shall define "B.S.L." in a legend on the face of the plat or within the platters text.
- D. The applicant is advised that under C.U.P., DP-104 the parcel to which this site originally corresponds was limited to four (4) buildings. An earlier lot split and this plat have now created four distinct building sites from the C.U.P. parcel. Consequently, it should be noted that only one building will be allowed for each of the lots created by this plat.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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