

NOTE: This Addition is basically a replat of a portion of a lot platted in the Maxwell 3rd Addition. A lot split (L/S-0722) first created two (2) building sites from the original plat. This replat was necessary to now create three total building sites from the original lot (2-lots by this plat and a tract from the lot split). All three of the building sites correspond to the Parcel 4 of the Community Unit Plan, DP-166.

STAFF COMMENTS:

- A. The applicant is advised that based upon CUP, DP-116, a maximum of three (3) buildings is to be allowed in Parcel 4. By way of this replat and a previous lot split (L/S-0722), this parcel will have been divided into three building sites. Any greater number of buildings will require submission and approval of a site circulation plan. It is Staff's understanding that the applicant intends to place two (2) structures on Lot 2. These two structures plus the existing building on the lot to the east are all the buildings CUP Parcel 4 can have without further review and approval as indicated in DP-116.
- B. As a replat, **City Engineering** needs to indicate if any additional improvements need to be provided or agreements submitted in regard to existing specials. It does appear that Lot 1 may not at this time have direct or acceptable access to sanitary sewer.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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 structures constructed on subject property.
- 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. (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.)
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representatives from **City Engineering** should be prepared to comment on the status of the applicant's drainage plan.

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