

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 8493

Name: McMurtry Addition

Preliminary Approved:  
Scheduled S/D Meeting:

DESCRIPTION

General Location: At the northwest corner of Edgemoor Drive and Central Avenue

Owner: Boushka-Boyd, a partnership, c/o Michael J. Boyd

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.9 Acres
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 83,995.9 Sq. Ft.
4. Existing Zoning: LC & BB
5. Proposed Zoning:

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STAFF COMMENTS:

- A. The applicant shall guarantee the abandonment of the existing water line which is not being covered by the water easement and shall guarantee the construction of the new water line in the new water easement.
- B. The applicant shall guarantee the construction of the storm sewer required by the replatting of this property.
- C. The applicant shall guarantee the necessary work required for reconstruction of the Ridgewood/Elm Street intersection.
- D. The final plat tracing shall reference Elm Street instead of Highland Drive and Ridgewood instead of Brown Court on both the face of the plat as well as in the plat's text.
- E. The original plat of this property dedicated 30 feet of half-street right-of-way for Edgemoor and Central. This final plat indicates greater half-street rights-of-way existing. The final plat tracing shall indicate the recording information for the additional street rights-of-way granted by separate instrument from this property.
- F. The final plat tracing shall indicate a 35 ft. building setback from Edgemoor and a 35 ft. building setback from Central. The 35 ft. setback may be jogged around the building in the northeast corner.
- G. On the final plat tracing, the MAPC signature block shall be corrected to read: "JAMES C. WILSON, CHAIRMAN."
- H. The Utility Advisory Committee members should be prepared to state if this replat will require arrangements to be made for abandonment and relocation of utility lines.
- I. The street right-of-way at the corner of Edgemoor and Central shall be