

OFF-AGENDA ITEM

AUGUST 15, 1985 SUBDIVISION COMMITTEE MEETING

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 80-39

Name: P & L 3RD ADDITION

Preliminary Approved: 1/7/82
Scheduled S/D Meeting: 4/1/82

DESCRIPTION

General Location: South of 31st Street South in an area east of Hillside.
Owner: Jack Pearce
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 4 Acres
2. Number of Lots:
 - Residential: 14
 - Office:
 - Commercial:
 - Industrial:
 - Total: 14
3. Minimum Lot Area: 7,000 Sq. Ft.
4. Existing Zoning: "R-5"
5. Proposed Zoning: "R-5"

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve Lots 5-13. Front lot sewer service is being proposed.
- B. The applicant shall guarantee the paving of Holyoke Circle within this plat and north to 31st Street South.
- C. A sidewalk shall be guaranteed adjacent to both sides of Holyoke Circle.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The private drainage easement on Lots 8 thru 11 shall be granted by separate instrument, recorded (after Planning Department approval), and the recording date shown on the final plat tracing. The private easement document shall provide for each lot to accept drainage from the other lots to the east and shall provide for each lot to maintain its easement in a condition satisfactory for the passage of normal drainage waters.
- F. The applicant shall guarantee construction of the drainage channel on the south side of Lots 4 thru 7 and shall guarantee the cleaning of the existing drainage channel on the west side of Lots 1 thru 4.
- G. A separate document shall be submitted which grants the joint drive easements, defines the construction and maintenance responsibilities and which limits the access of these lots to the one shared drive. After Planning Department review and approval of the document, it shall be recorded and the recording data indicated on the final plat tracing.
- H. The applicant shall make satisfactory arrangements with Gas Service Company for relocation of the gas line in the current Holyoke Circle right-of-way.
- I. Closure computations shall be submitted with the final plat tracing.
- J. The 20-foot utility easement on Lots 4 thru 11 shall be labeled as "overhead" utility easement.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.