



NOTE: A zone change (Z-3144) to "LC" zoning has been approved for a portion of this site subject to platting, but also the submittal of covenant concerning uses to be allowed on the site. Upon completion of the plat, the entirety of the site will be zoned "LC".

STAFF COMMENTS:

- A. City sewer and water appear to be available to each lot. City Engineering needs to confirm if any additional guarantees are required, including guarantees to abandon or relocate any such facilities.
- B. The applicant shall guarantee the closure of the driveway to Dougherty located in the area of complete access control.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As required by the zone case (Z-3144), the applicant shall submit for recording a covenant restricting uses to be allowed at this site.
- E. On the final plat tracing, the face of the plat shall indicate that access control to Central allows for one opening per lot, which is the same as noted in the platting text.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. Prior to this plat being released for recording, the applicant shall provide proof that the second half of 1994 property taxes have been paid. The platting binder presently indicates such taxes are outstanding.
- 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. (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.)
- 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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