

Final
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-45

Name: Woodland Heights 2nd Addition

Preliminary Approved:
Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: North side of Shade in an area east of Ridge Road.

Owner: 125, Inc., c/o Marvin L. Niedens.

Surveyor/Engineer: Baughman Company, P.A.

- | | | |
|----|------------------------|-----------------------------|
| 1. | Gross Acreage of Plat: | <u>18.71 acres</u> |
| 2. | Number of Lots: | |
| | Residential: | <u>4</u> |
| | Office: | <u>-</u> |
| | Commercial: | |
| | Industrial: | |
| | Total: | <u>4</u> |
| 3. | Minimum Lot Area: | <u>152,000 Sq. ft.</u> |
| 4. | Existing Zoning: | <u>A</u> |
| 5. | Proposed Zoning: | <u>R-5 w/C.U.P. Z-2575)</u> |

STAFF COMMENTS:

NOTE: The applicant's associated zone case requesting "A" to "R-5" for this property has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state whether any additional public or private drainage easements or cross-lot drainage agreements are needed.
- B. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on the north side of Shade in conjunction with the development of this property (multi-family zoning).
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lot 1.
- D. The applicant shall submit the standard avigational easement and restrictive noise covenant for this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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