



Note: A zone change from "C" Commercial to "E" Light Industrial zoning (Z-3066) has been approved for: Lot 1 of this Addition, subject to platting. This plat is itself a replat of a portion of a previously platted lot. Although various improvements appear in place, sanitary sewer will apparently need to be extended to two of the newly created building sites.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of the drive to West Street from the northwest corner of Lot 1. This driveway is in excess of the access controls indicated below. Also, this drive presently appears to be only of use for the lot to the north of this site. No building presently exists in the area of Lot 1 and it appears vehicles have been using this drive opening for access to an existing building immediately to the north.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. When this lot was originally platted, access control was established which provided for only one opening to 31st Street and one opening to West Street. This plat which is excluding the east 170 feet of that original lot is now proposing a total of 6 openings or 3 to each street.

Traffic Engineering should be prepared to indicate an acceptable level of access for this replat. Based on the Subdivision Regulations, it is Planning's recommendations that: complete access control be shown for at least 100 feet from the southwest corner of Lot 2 along this lot's frontage to West and 31st Streets; that the existing joint opening at the southeast corner of Lot 3 be allowed since it is presently serving an existing use to the east of Lot 3; and that any additional openings be joint access openings with one to 31st Street being centered on Lots 2 and 3 common lot line and similar one opening to West Street centered on Lots 1 and 2's common lot line.

The final plat tracing shall indicate the recording information for the existing joint entrance to Lot 3 with access agreements for the other joint openings provided to Planning for review. Upon approval, the joint easements shall be recorded by the applicant so that the recording information can be shown on the final plat tracing.

- F. As was volunteered during review of the zone change request, the

applicant shall submit to Planning for recording, the covenant concerning various use limitations for this site.

- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative 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.