



NOTE: Various proposals have been considered for this yet unplatted tract. Prior to this plat, a proposed plat, the Donald Cary Second Addition was submitted which platted the area into a number of single family lots. That plat also included the tract to the northeast of this plat or the notched area not now being included in the Midland Baptist Church Addition. The applicant's agent has indicated that this tract is being tied to the ownership of Lot 3 in the Donald Cary Addition immediately north of the site. This situation still, however, will technically leave an unplatted, landlocked tract.

STAFF COMMENTS:

- A. City sewer and water appears to be directly available to this site. City Engineering needs to indicate if any additional guarantees are needed for these facilities.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The platting of one site should not result in a situation in which another site becomes landlocked. Further, the tract to the northeast of this plat being unplatted cannot, even if combined in ownership with an adjacent platted lot, be used as part of a normal building site. That is, future improvements requiring a building permit could not be allowed within the unplatted area.

If development within this tract is desired, it will have to be platted along with one of the adjacent lots (Lot 3, Donald Cary Addition). The applicant should consider if this plat could in some way incorporate the platting of this tract with an adjacent lot. At the least, the applicant will need to obtain a covenant which ties the unplatted tract with this addition or one of the other adjacent platted lots. This covenant will need to prohibit the sale of the tract unless it is combined with an adjacent platted lot.

- E. If any building setback is required for the pipeline easement along this plat's west property line, and is located within the perimeter of the plat, such setback shall be shown and shall be appropriately labeled.
- F. Although a platting binder has been submitted, a more current, updated platting binder shall be submitted with the final plat tracing.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- 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 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.