

NOTE: A zone change (Z-3168) to "BB" has been approved for this site subject to platting. The site is intended to be used for a parking lot and/or parking garage to serve the Riverside Hospital facility. Both access controls and building setbacks, in addition to other subdivision requirements, were to be determined at the time of platting.

STAFF COMMENTS:

- A. As required by City Engineering, the applicant shall guarantee the abandonment of the sanitary sewer line no longer being covered by a utility easement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the closure of those driveways located in areas of complete access control or in excess of the allowed openings.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based upon the existing, right-of-way for Elm and other dedications for Elm in the vicinity of this plat (Simmons Addition, L/S-0580, etc.), the final plat tracing shall provide for a five (5) foot dedication of additional right-of-way for Elm. The indicated building setback shall be adjusted accordingly.
- F. Based upon the zone change for this site, this property is intended to function, for parking purposes, as a part of the overall Riverside Hospital site. As indicated by the applicant's agent, access to or from this parking area, such as out to McLean, would or should most likely occur across the Hospital's existing parking lot and internal circulation system.

Also, based upon the residential development north and west of this site, and the residential level streets, including in some cases gravel streets, no hospital related traffic should be encouraged on such streets as Elm or Edwards.

Consequently, the final plat tracing shall indicate complete access control to Elm Street. However, to assure this site's availability of access as a separate Addition, a cross-lot access agreement involving this site and adjacent properties east and/or south of the plat shall be submitted.

- G. Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes (2nd half of 1994) have been paid.
 - 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.)
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- 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 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.
