

**NOTE:** This is a replat of portions of the Westport Addition and Davis Moore 12th Addition which includes a vacation of Westfield and Keith street rights-of-way. A portion of the site has been approved for a zone change (ZON 2005-52) from LC, Limited Commercial to GC, General Commercial subject to replatting. A Protective Overlay (P-O #167) was also approved for this site addressing uses, landscape and parking lot screening, setbacks, signs, architectural controls, outside storage, and building height.

**STAFF COMMENTS:**

- A. Sanitary sewer services are available to serve the site. The applicant shall guarantee the extension of City water to serve the lots between Westfield & Byron.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. Complete access control needs to be platted along Dubon. The final plat shall reference the dedication of access controls in the plattor's text.
- E. The Applicant shall guarantee the paving of Dubon.
- F. The standard language regarding vacation statutes need to be referenced.
- G. The applicant shall provide a guarantee for closure of the street returns.
- H. The signature line for the City Clerk needs to be revised to reference "Karen Sublett".
- I. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- J. The year "2006" needs to replace "2005" within the signature blocks.
- K. GIS has requested type labels for the adjoining streets (Byron Rd, Dubon Ave, Keith Ave, Westfield Ave, Seville Ave).
- L. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- M. The plattor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- N. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)