



NOTE: This site is involved with a recent zone change (Z-3166) to "LC" zoning for the area now being platted as Lot 1 of this Addition. Lot 2 will retain the existing "AA" zoning. Even though Tracy is basically a residential street, its intersection with Maple has been signalized since Tracy serves as a major entrance to the Towne West Shopping Center area south of Maple.

STAFF COMMENTS:

- A. This site appears to have direct access to City sewer and water. City Engineering needs to indicate if any additional guarantees are required for these improvements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As indicated by the zone change case, the applicant shall provide any needed street improvements that may be needed as a result of the zone change. Both City and Traffic Engineering need to indicate if any such improvements are required.
- D. The applicant shall guarantee the closure of one of the driveways to Maple, being located in an area of access control (2-existing drives with only 1-opening to be allowed).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. In regard to access controls, Traffic Engineering needs to comment both on the access to Maple and to Tracy. Specifically should the location of the opening on Maple be restricted to the eastern portion of this site or some distance away from Tracy. The property to the east, it should be noted, has an opening allowed just 17-feet east of this site's eastern property line. For Tracy should access controls be established north of Maple. Specifically, should any opening to Tracy be forced to line up with the opening to the Service Station on the west side of Tracy.
- G. City Engineering needs to indicate if the utility easement along the eastern line of this site is sufficient. It appears that only 5-foot wide utility easements were platted on the lots bordering the northern 170 feet of this Addition.
- 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.)
- 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 the utility companies should be prepared to comment on the need for

utility easements to be platted on this property.

- M. 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.