

EVERGREEN GARDENS SUBDIVISION, 2ND UNIT, **RESUBDIVISION OF LOT 217**

Engineering Comments: No common area for stormwater detention shown on plat. Stormwater detention is required and should be constructed prior to approval of final plat.

Creation of homeowners association also required to maintain stormwater system. Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 5-lot, 1.1± acre subdivision which is located on the Southwest corner of Higgins Road and Clemson Drive. The site is served by city water and sanitary facilities.

The purpose of this application is to create a five-lot subdivision from a legal lot of record.

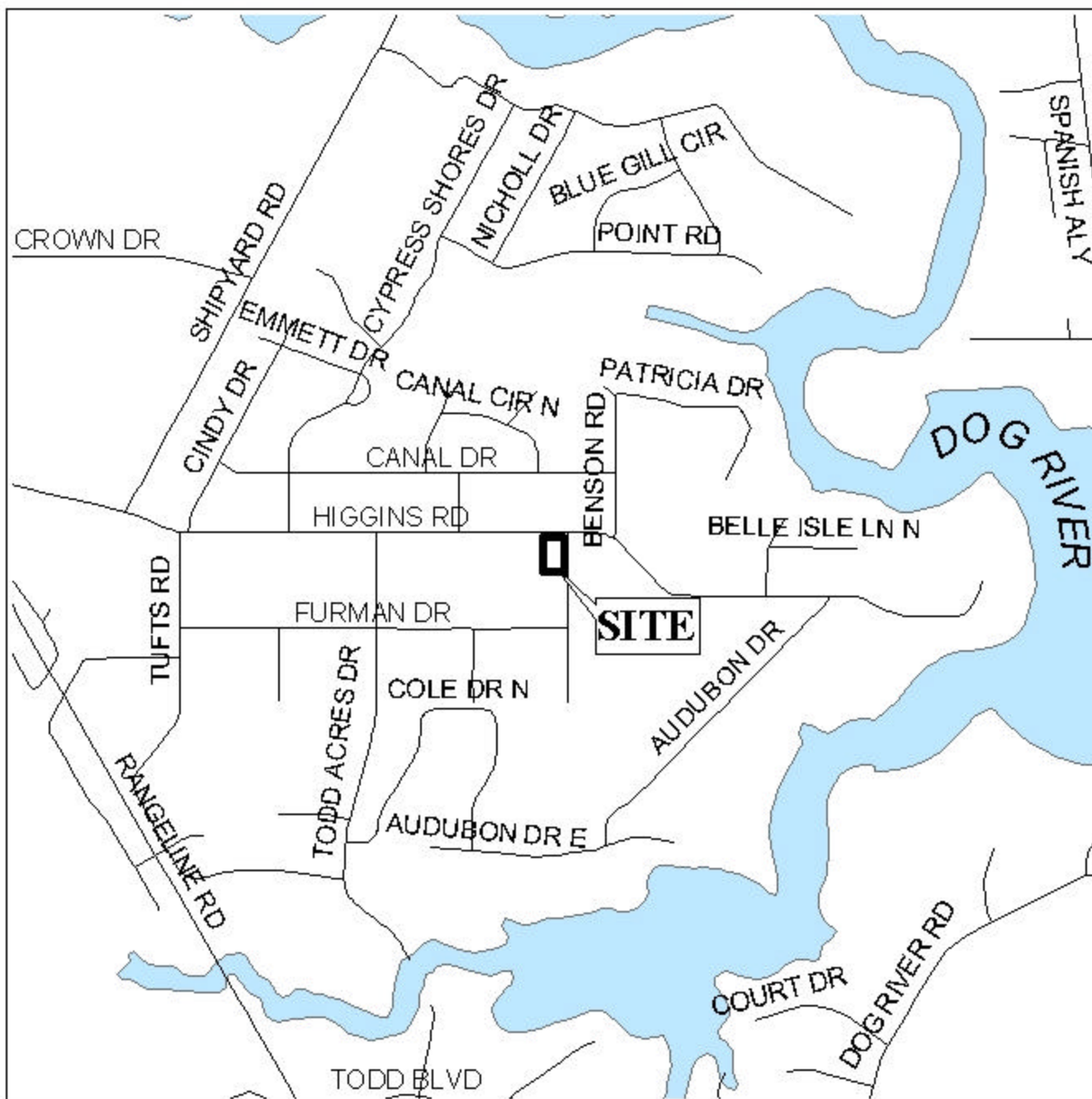
All lots meet the minimum square footage requirements of the Subdivision Regulations.

Lot 2 is located on a corner, and as a means of access management, it should be limited to one curb cut, with the size, location and design to be approved by Traffic Engineering Department.

The required twenty-five foot minimum building setback lines are not illustrated, but will be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the final plat stating that Lot 2 is limited to one curb cut, with the size, location and design to be approved by the Traffic Engineering Department; and 2) placement of the required 25' minimum building setback line along Higgins Road and Clemson Drive.

LOCATOR MAP



APPLICATION NUMBER 10 DATE May 1, 2003

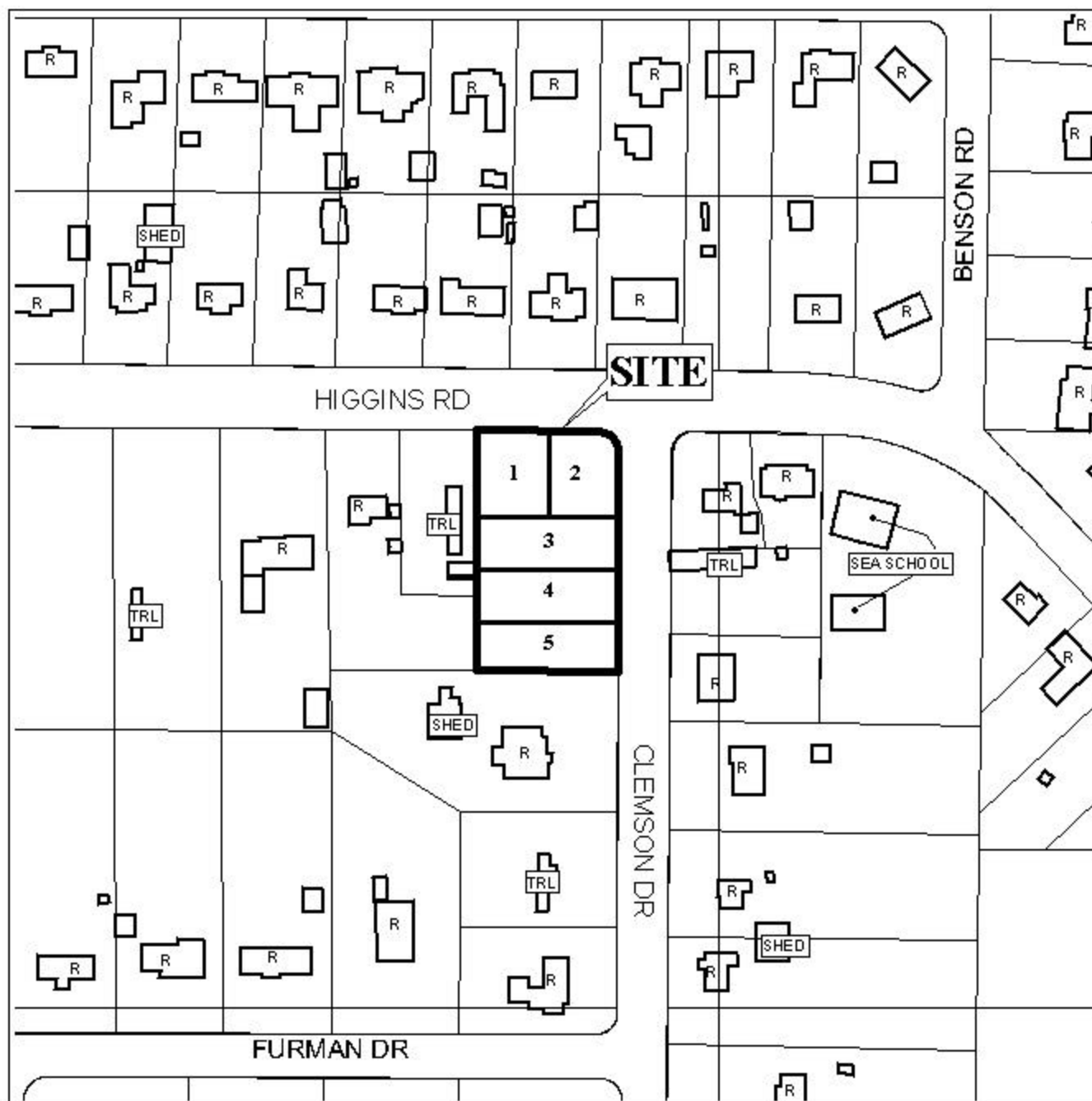
APPLICANT Evergreen Gardens Subdivision, 2nd Unit, Resubdivision of Lot 217

REQUEST Subdivision



NTS

EVERGREEN GARDENS SUBDIVISION, 2nd UNIT, RESUBDIVISION OF LOT 217



APPLICATION NUMBER 10 DATE May 1, 2003

LEGEND



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