

LAMON-McDONALD ADDITION TO SELMA STREET

SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

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

The plat illustrates the proposed 0.6 ± acres, 2 lot subdivision which is located on the Northeast corner of Selma Street and Ann Street. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to shift an interior lot line.

As illustrated on the plat, there is an existing metal structure along the East property line that encroaches into the side yard setback; however, this structure is non-conforming and has no bearing on the proposed subdivision.

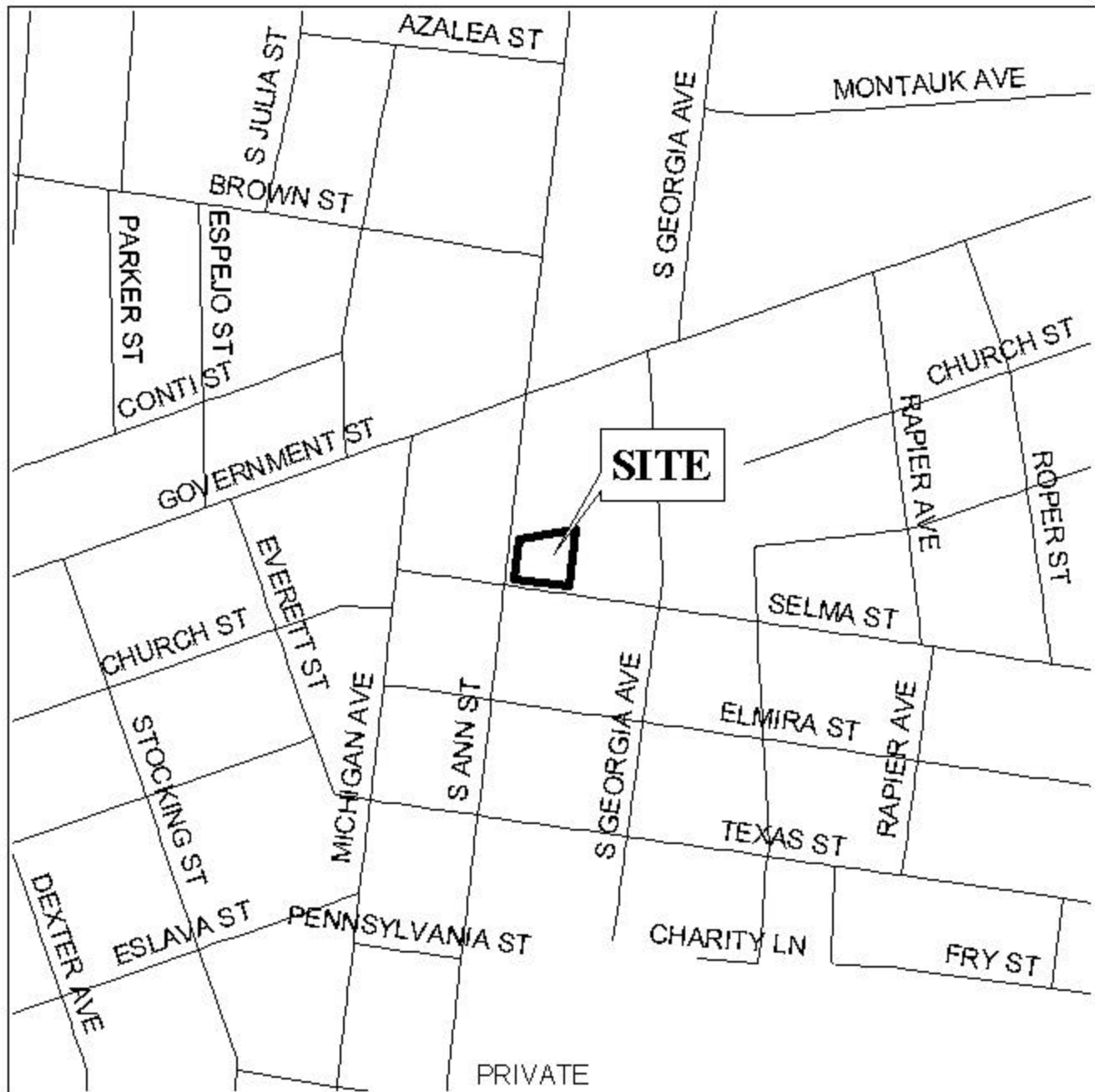
With Lot 1 being a corner lot, the dedication of a 25' radius should be required at the intersection of a South Ann Street and Selma Street.

The 25-foot minimum building setback line is not shown but would 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) the dedication of a 25-foot radius at the intersection of South Ann Street and Selma Street; and 2) the placement of the 25-foot minimum building setback lines on the final plat.

.

LOCATOR MAP



APPLICATION NUMBER 15 DATE August 7, 2003
APPLICANT Lamon-McDonald Addition To Selma Street Subdivision
REQUEST Subdivision



NTS

LAMON-MCDONALD ADDITION TO SELMA STREET SUBDIVISION



APPLICATION NUMBER 15 DATE August 7, 2003

LEGEND



NTS