

## **HOLLON PLACE II 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.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 1 lot, 0.5 ± acre subdivision which is located at the Southeast corner of Cotton Street and Fisher Street (unopened right-of-way) and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

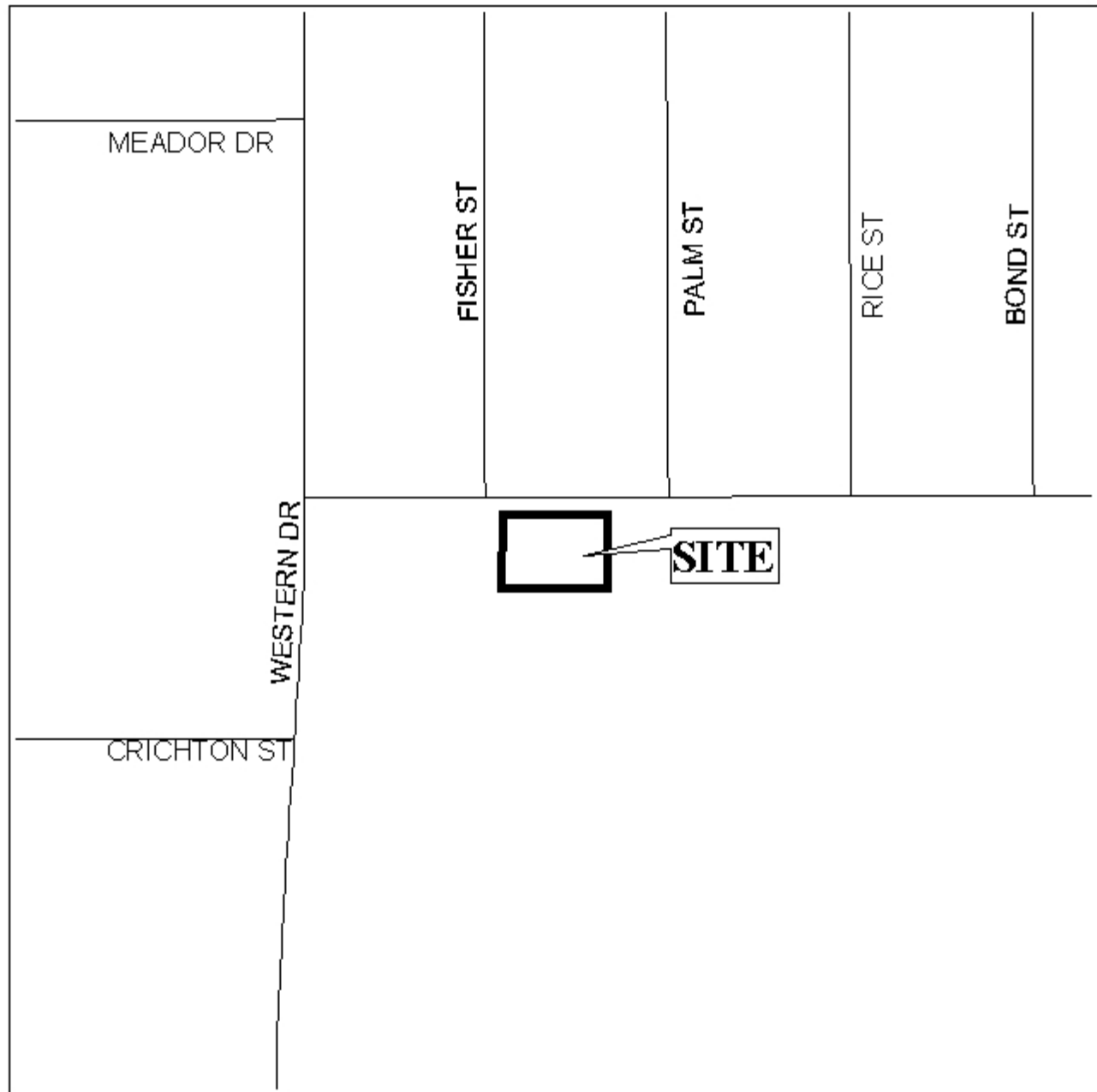
The purpose of this application is to combine three lots into one lot.

The portion of Fisher Street adjoining the site is an unopened right-of-way; therefore, a note should be placed on the final plat stating that the site is denied direct access to Fisher Street.

With the site being a corner lot, the dedication of a 25' radius should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is denied direct access to Fisher Street; and 2) the dedication of a 25' radius at the intersection of Cotton and Fisher Streets.

## LOCATOR MAP



APPLICATION NUMBER 21 DATE May 6, 2004

APPLICANT Hollon Place II Subdivision

REQUEST Subdivision



# HOLLON PLACE II SUBDIVISION



APPLICATION NUMBER 21 DATE May 6, 2004

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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