

EBENEZER 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 1 lot, 6.2 ± acres subdivision which is located on the Southwest corner of Demetropolis Road and Ebenezer Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel

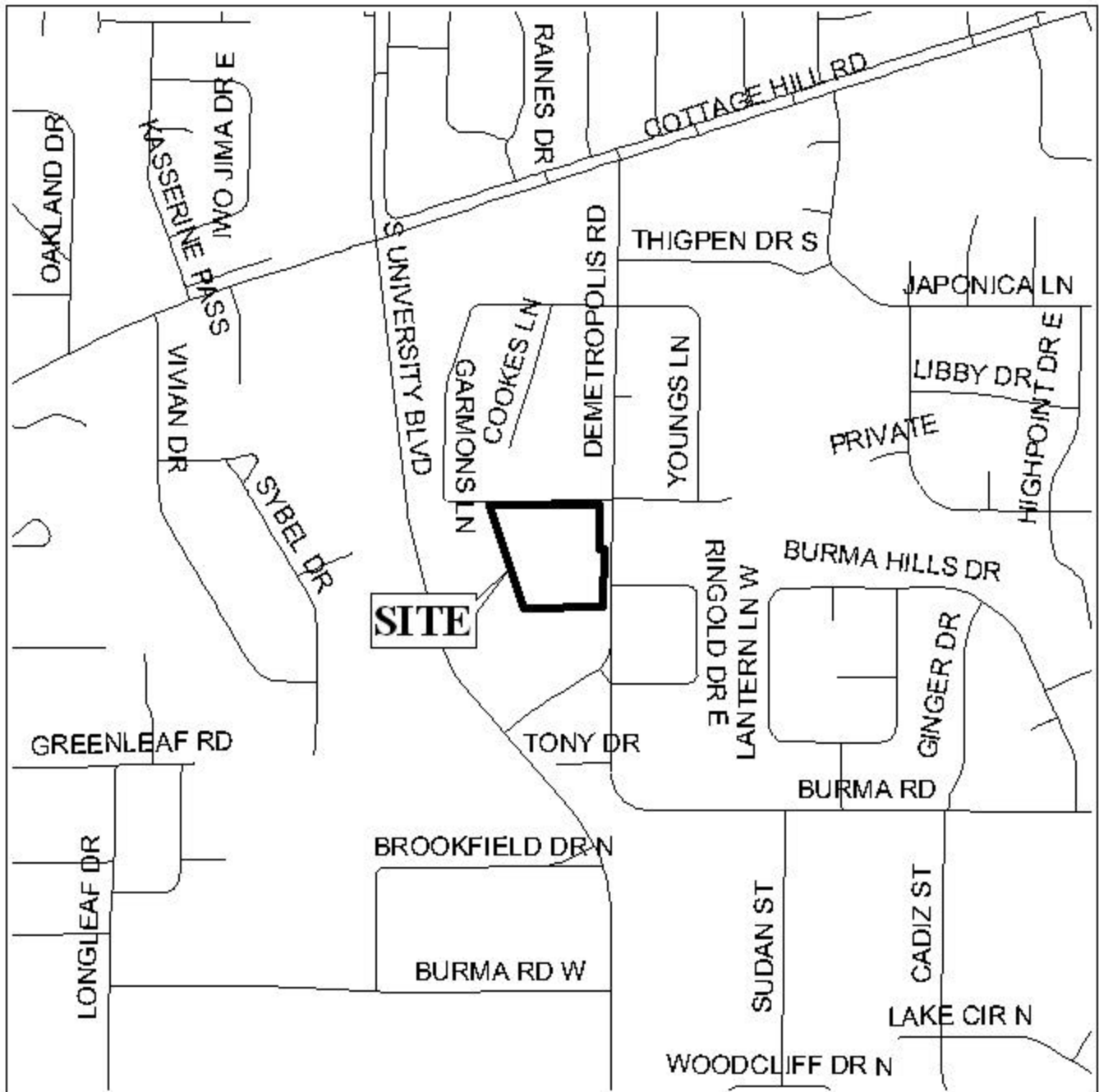
The twenty-five foot minimum building setback lines are not illustrated, but would be required on the final plat.

As a means of access management, the placement of a note on the final plat stating that the site is limited to two curb cuts to Ebenezer Drive, with the size, location and design to be approved by Traffic Engineering, should be required.

The City's Engineering and Real Estate Departments have researched a questionable right-of-way bisecting the northern portion of the property and found no guidance the right-of-way was ever dedicated.

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 the 25-foot minimum setback line on the final plat; and 2) the placement of a note on the final plat stating that the site is limited to two curb cuts to Ebenezer Drive, with the size, location and design to be approved by Traffic Engineering, should be required.

LOCATOR MAP



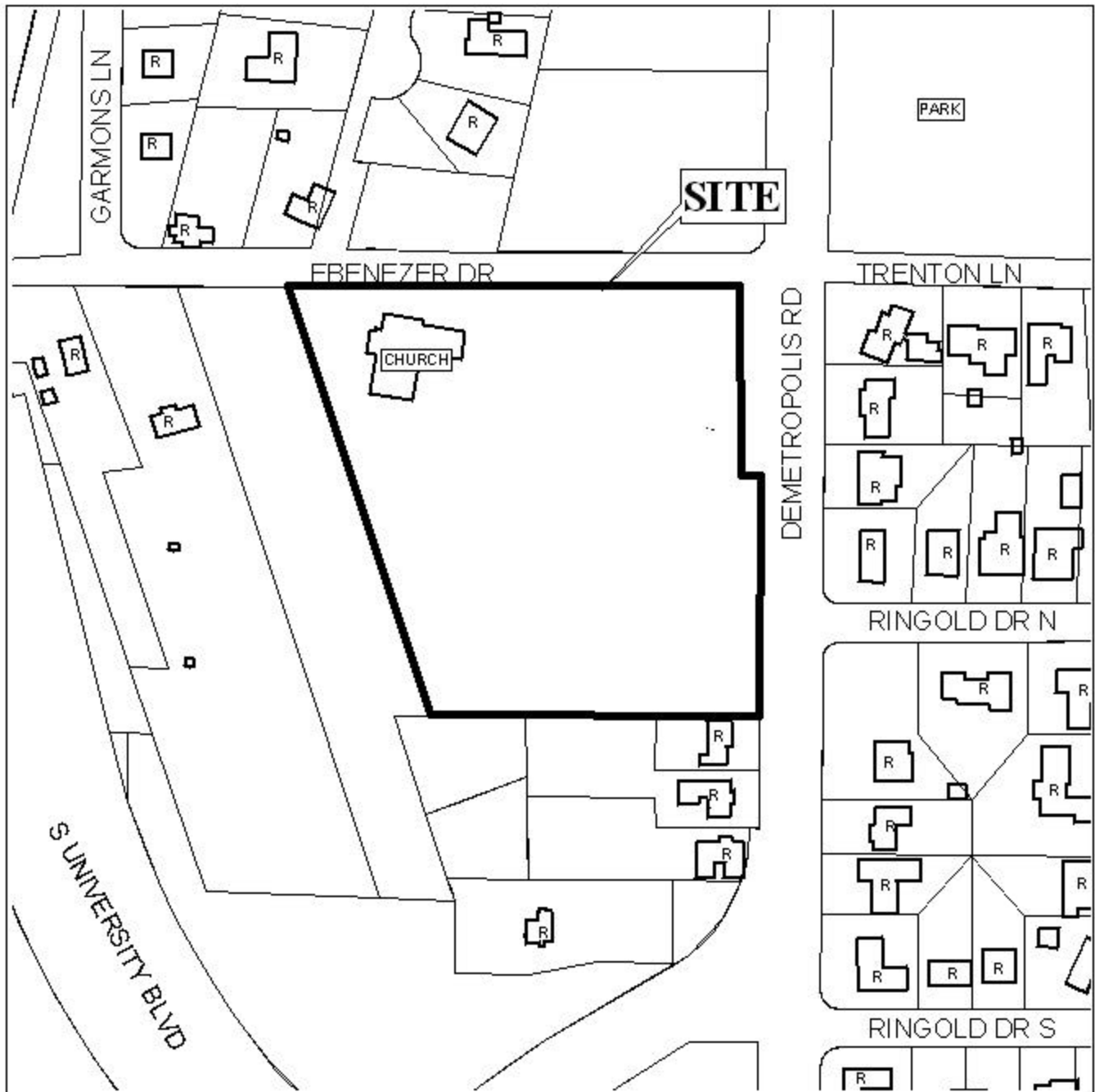
APPLICATION NUMBER 13 DATE June 5, 2003

APPLICANT Ebenezer Subdivision

REQUEST Subdivision



EBENEZER SUBDIVISION



APPLICATION NUMBER 13 DATE June 5, 2003

LEGEND

