

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 \pm acre subdivision which is located at the Southeast corner of Cotton Street and Fisher Street and is in City Council District 1.

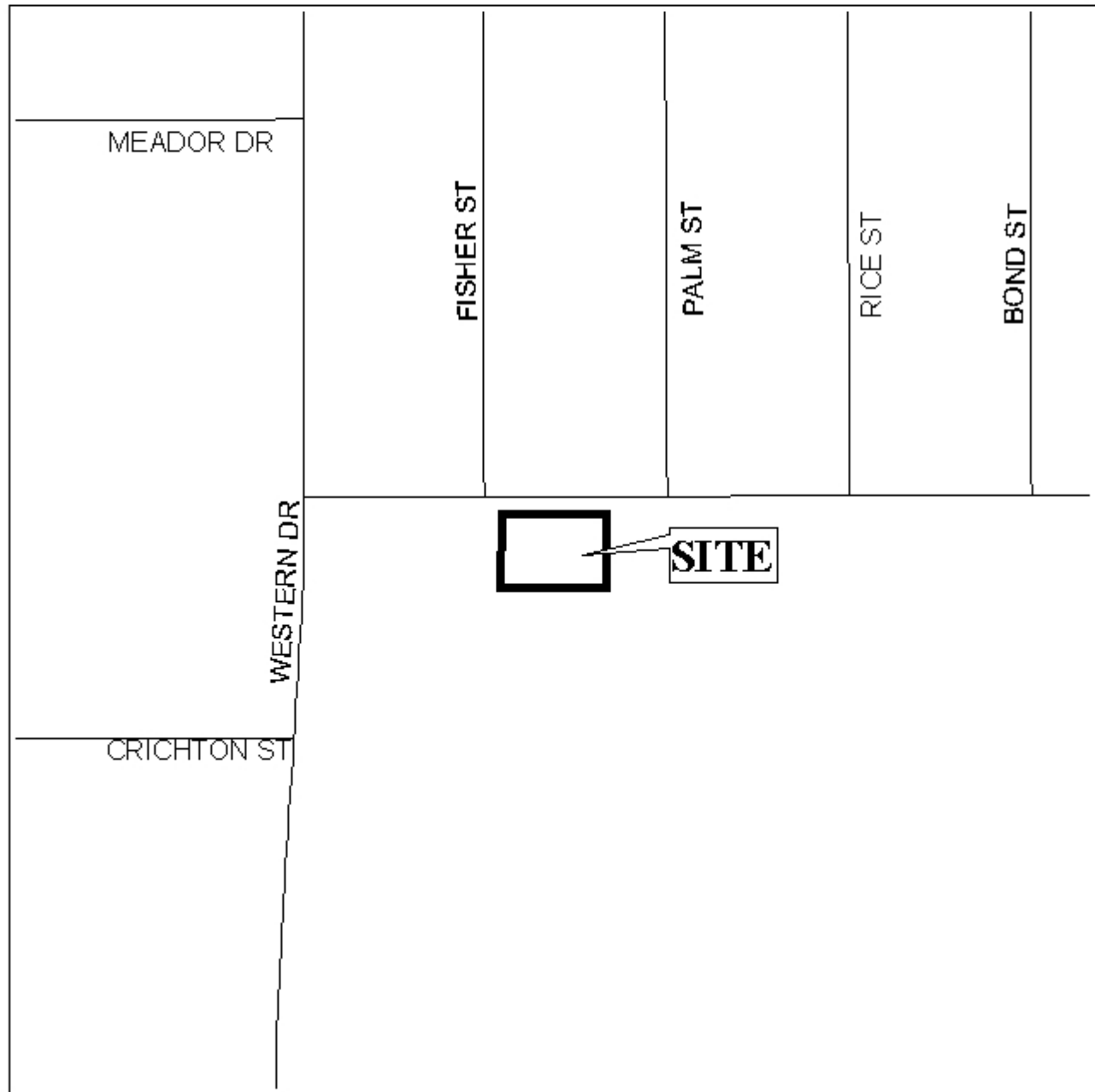
The purpose of this application is to combine three lots into one lot of record.

As a means of access management, a note should be placed on the final plat stating that the site should be limited to one curb cut to Cotton Street, with the size, location and design to be approved by Traffic Engineering, should be required. Additionally, a note should be placed on the final plat stating that direct access to Fisher Street from the site is denied.

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 placement of a note on the final plat stating that the site is limited to one curb cut to Cotton Street, with the size, location and design to be approved by Traffic Engineering; 2) the placement of a note on the final plat stating that direct access to Fisher Street is denied; and 3) the placement of the 25-foot minimum building setback line on the final plat.

LOCATOR MAP



APPLICATION NUMBER 14 DATE April 1, 2004

APPLICANT Hollon Place II Subdivision

REQUEST Subdivision



HOLLON PLACE II SUBDIVISION



APPLICATION NUMBER 14 DATE April 1, 2004

LEGEND

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