

LEWIS ADDITION TO TOULMINVILLE **SUBDIVISION, RESUBDIVISION OF LOT 33**

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, 1.1 ± acre subdivision which is located on the West side of St. Stephens Road, extending from Clinton Avenue to Toulmin Avenue and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

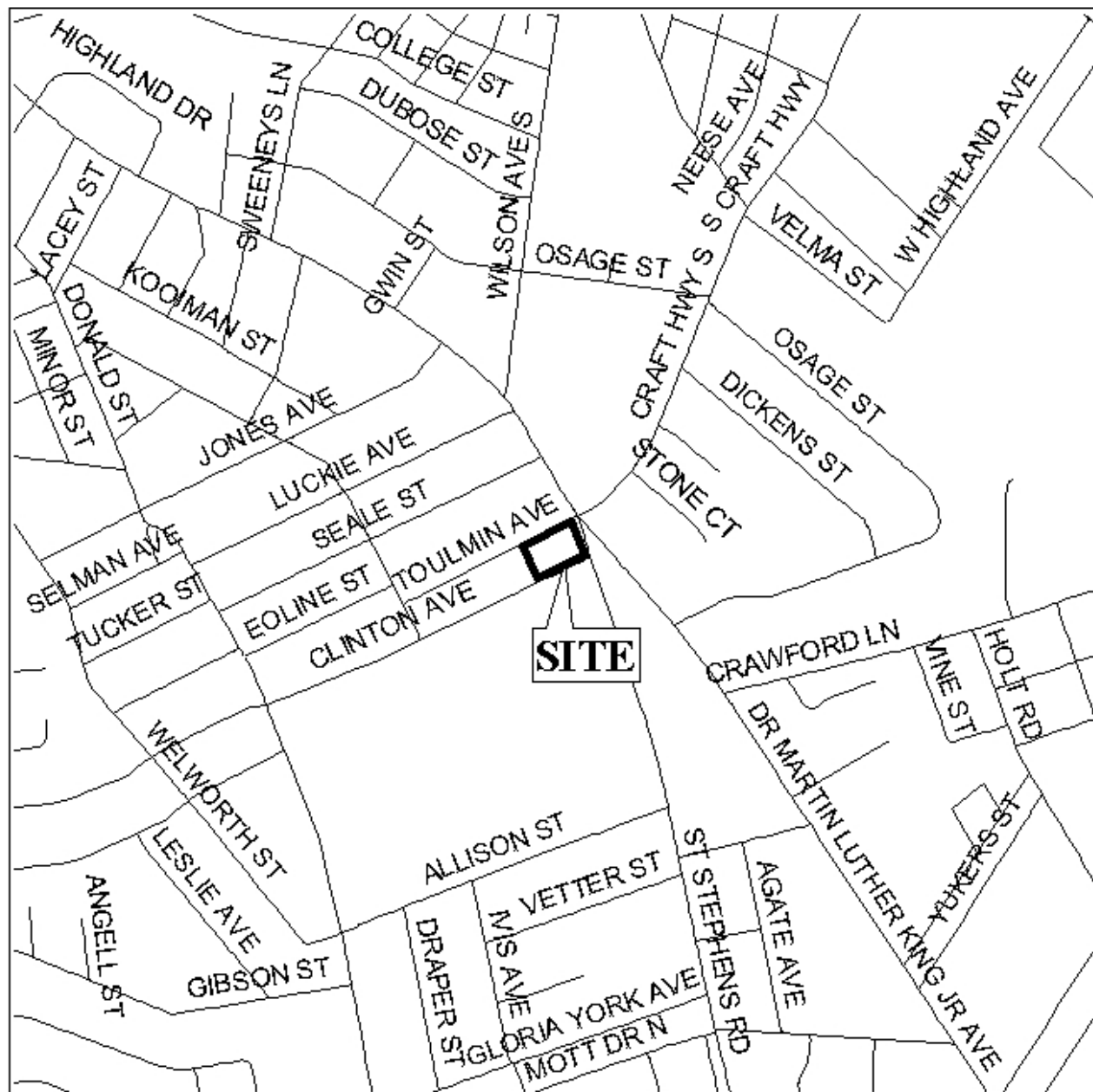
St. Stephens Road is a major street as shown on the Major Street Plan and as such requires a minimum right-of-way of 100' and may require either a 40' parallel service road or some alternative method of access management.

The purpose of this application is to dedicate right-of-way along St. Stephens Road and Toulmin Avenue, and is the result of a rezoning which required the dedication.

As a means of access management, a note should be placed on the final plat stating that the number, size and location of all curb cuts to St. Stephens Road and Toulmin Avenue are to be approved by Traffic Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) dedications along St. Stephens Road and Toulmin Avenue, as indicated on the plat submitted; and 2) the placement of a note on the final plat stating that the size, number and location of all curb cuts to St. Stephens Road and Toulmin Avenue are to be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 23 DATE August 5, 2004

APPLICANT Lewis Addition to Toulminville Subdivision, Resubdivision of Lot 33

REQUEST Subdivision



NTS

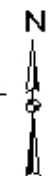
LEWIS ADDITION TO TOULMINVILLE SUBDIVISION, RESUBDIVISION OF LOT 33



APPLICATION NUMBER 23 DATE August 5, 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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS