

LILLIE MAE MARKS SUBDIVISION

Engineering Comments: Site located in flood zone AE. Minimum finished floor elevation required on final plat. 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).

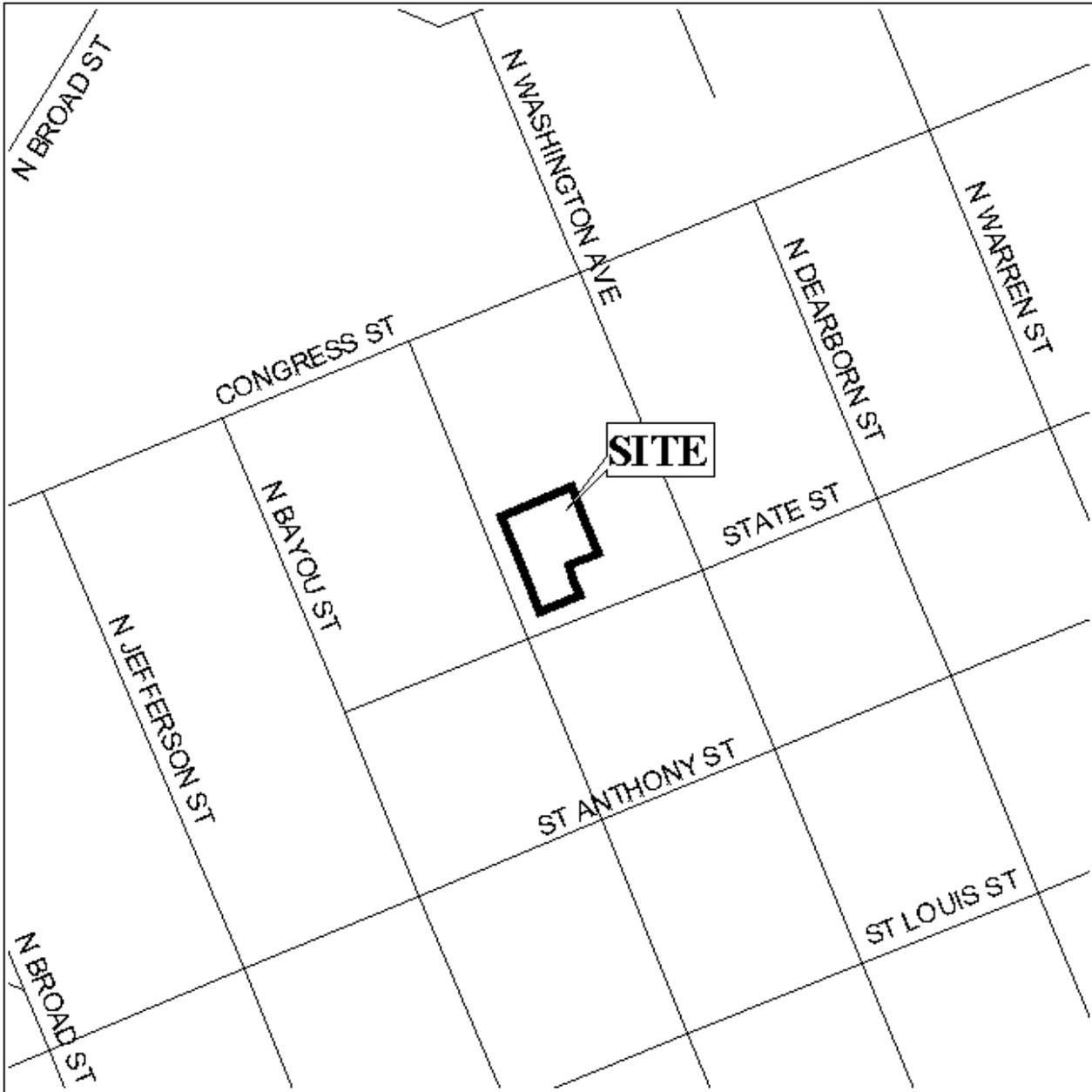
The plat illustrates the proposed 1 lot, 0.3 ± acre subdivision which is located at the Northeast corner of State Street and Scott Street and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel.

The site is a corner lot and as such should be limited to one curb cut with the size, location and design to be approved by Traffic Engineering. Additionally, 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 limited to one curb cut, with the size, location and design to be approved by Traffic Engineering; and 2) the dedication of a 25-foot radius at the corner of Scott Street and State Street; and 3) full compliance with the City Engineering Comments (site located in flood zone AE; minimum finished floor elevation required on final plat; must comply with all stormwater and flood control ordinances; any work performed in the right-of-way will require a right-of-way permit).

LOCATOR MAP



APPLICATION NUMBER 25 DATE August 5, 2004

APPLICANT Lillie Mae Marks Subdivision

REQUEST Subdivision



NTS

LILLIE MAE MARKS SUBDIVISION



APPLICATION NUMBER 25 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