

MACARTHUR PLACE SUBDIVISION, LOT 7, **RESUBDIVISION OF AND ADDITION TO**

Engineering Comments: Engineering requests a 20-foot wide drainage easement across what is now lots 4 and 5 of Block 138 Pinehurst Delaney's addition to Springhill. The area is a collection point for stormwater discharge from McNeil Street and the Savannah Trace Subdivision. The location of the drainage easement can be coordinated with the Engineering Department. 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, 1.0 ± acre subdivision which is located on the North side of MacArthur Place Court South at its East terminus, extending to the West side of McNeil Street [vacated] at its South terminus and is in City Council District 6. The subdivision is served by public water and sanitary sewer.

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

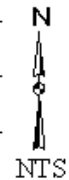
The 25-foot minimum building setback line is not shown but would be required on the final plat.

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 the 25-foot minimum setback line on the final plat; and 2) the provision of a 20-foot wide drainage easement along what is currently Lots 4 and 5, Block 138, Delaney's Addition to Springhill, exact location to be coordinated with the Engineering Department.

LOCATOR MAP



APPLICATION NUMBER 16 DATE June 17, 2004
APPLICANT MacArthur Place Subdivision, Lot 7, Resubdivision of and Addition to
REQUEST Subdivision



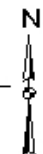
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LEGEND

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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