

McINTOSH 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 2 lot, 0.5 ± acre subdivision which is located at the Southeast corner of Dr. Martin Luther King, Jr. Avenue and Stone 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 two lots of record.

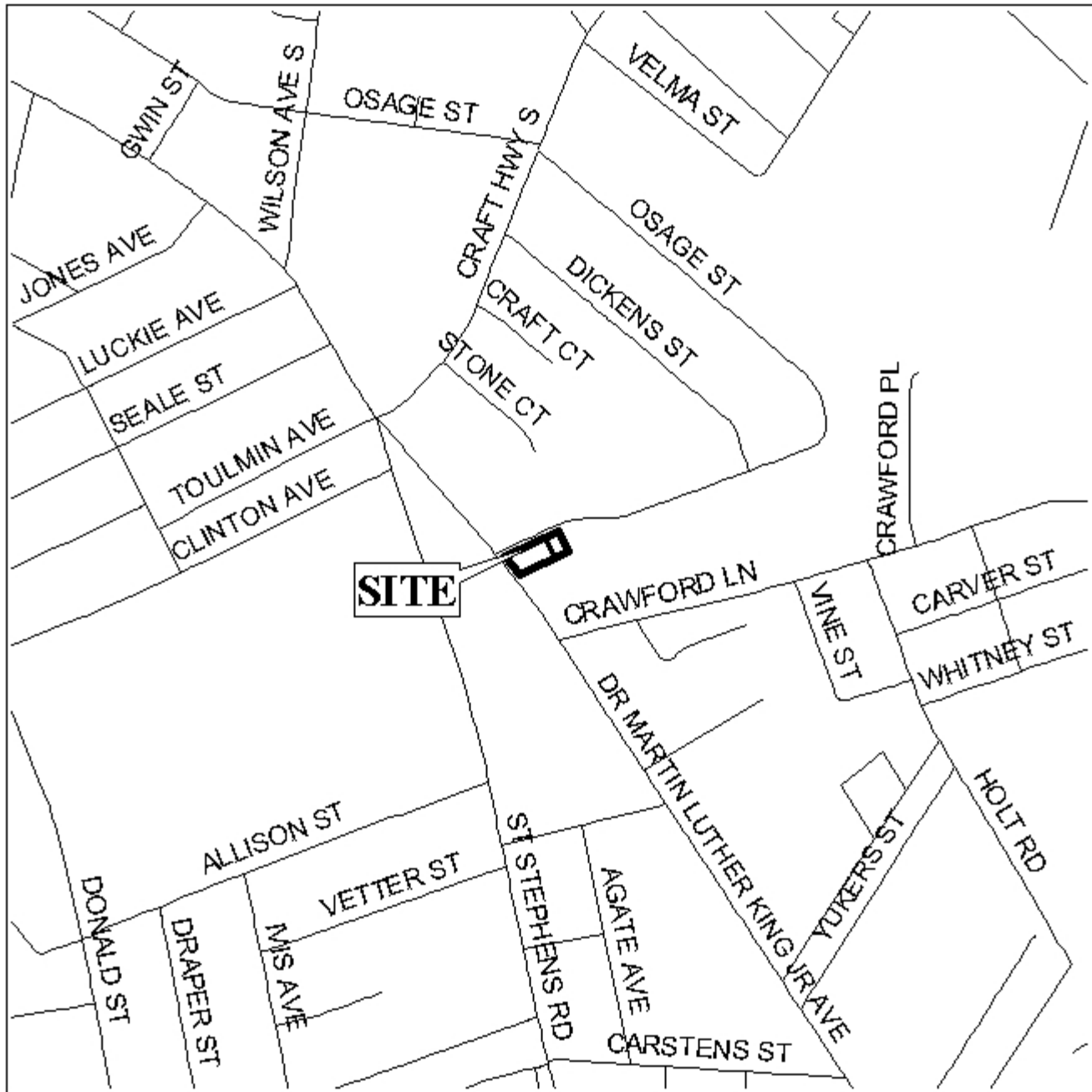
As a means of access management, a note should be placed on the final plat stating that both lots are limited to one curb cut each, with the location, size, and design to be approved by Traffic Engineering, should be required.

With Lot A being a corner lot, the dedication of a 25' radius should be required.

As proposed, Lot B would not meet the 7,200 square feet requirement of Section V.D.2. of the Subdivision Regulations, therefore the lot must be increased to 7,200 square feet prior to final approval of the 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 both lots are limited to one curb cut each, with the location, size, and design to be approved by Traffic Engineering; 2) Lot B increased to 7,200 square feet to meet requirement of Section V.D.2.; and 3) the dedication of a 25' radius at the intersection of Dr. Martin Luther King, Jr. Avenue and Osage Street.

LOCATOR MAP



APPLICATION NUMBER 14 DATE April 15, 2004

APPLICANT McIntosh Subdivision

REQUEST Subdivision



McINTOSH SUBDIVISION



APPLICATION NUMBER 14 DATE April 15, 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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