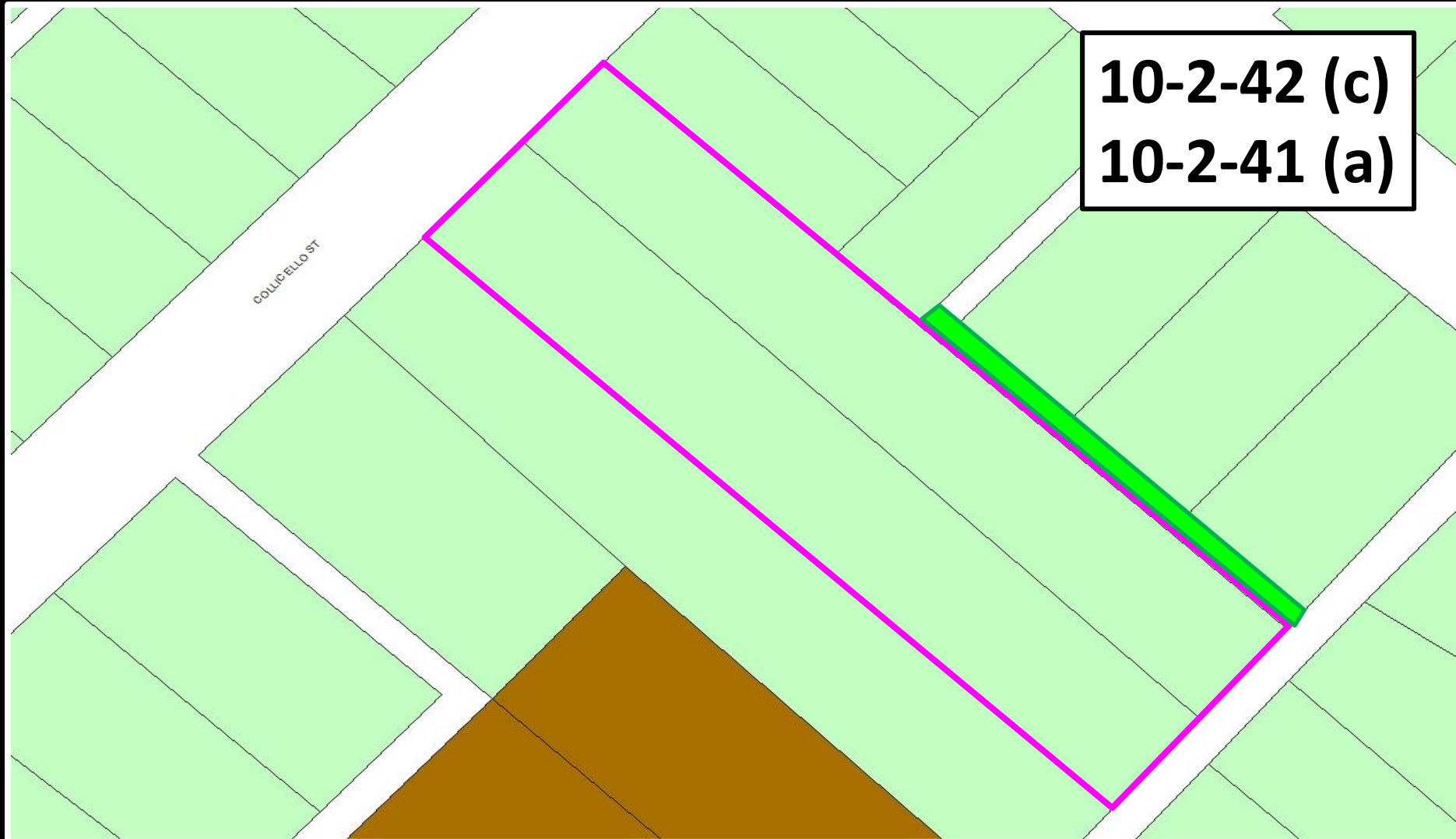


Alley Closing & Preliminary Plat

632 & 634 Collicello Street (Variance Requests)



10-2-42 (c)
10-2-41 (a)







- 1) THIS PLAT REPRESENTS A CURRENT FIELD SURVEY.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO INFORMATION DISCLOSED BY SUCH.

GERALD MYERS
TM#40-U-9
DB: 629 PG:170
ZONED R-2

GREGORY HELMICK
TM#40-U-10
DB:1777 PG:595
ZONED R-2

GREGORY HELMICK
TM#40-U-11
DB:1777 PG:595
ZONED R-2

298.8 SQ.FT. TO
 BECOME PART
 OF TM#40-U-9

300.0 SQ.FT. TO
 BECOME PART
 OF TM#40-U-10

308.0 SQ.FT. TO
 BECOME PART
 OF TM#40-U-11

S78°23'31"E 59.75'

S78°23'31"E 60.00'

S78°23'31"E 61.51'

PIPE(f) 10.00'

N78°23'31"W 181.44'

181.62'

S78°23'31"E 354.68' (OVERALL)
 M A ROD(f) ON THE EAST LINE
 OF COLLICELLO STREET

**10' ALLEY
 HEREBY VACATED**

EXISTING PARCEL
 LINE HEREBY
 VACATED (TYP)

907.7 SQ.FT. TO
 BECOME PART
 OF TM#40-U-4

ROD(f)

509.24'

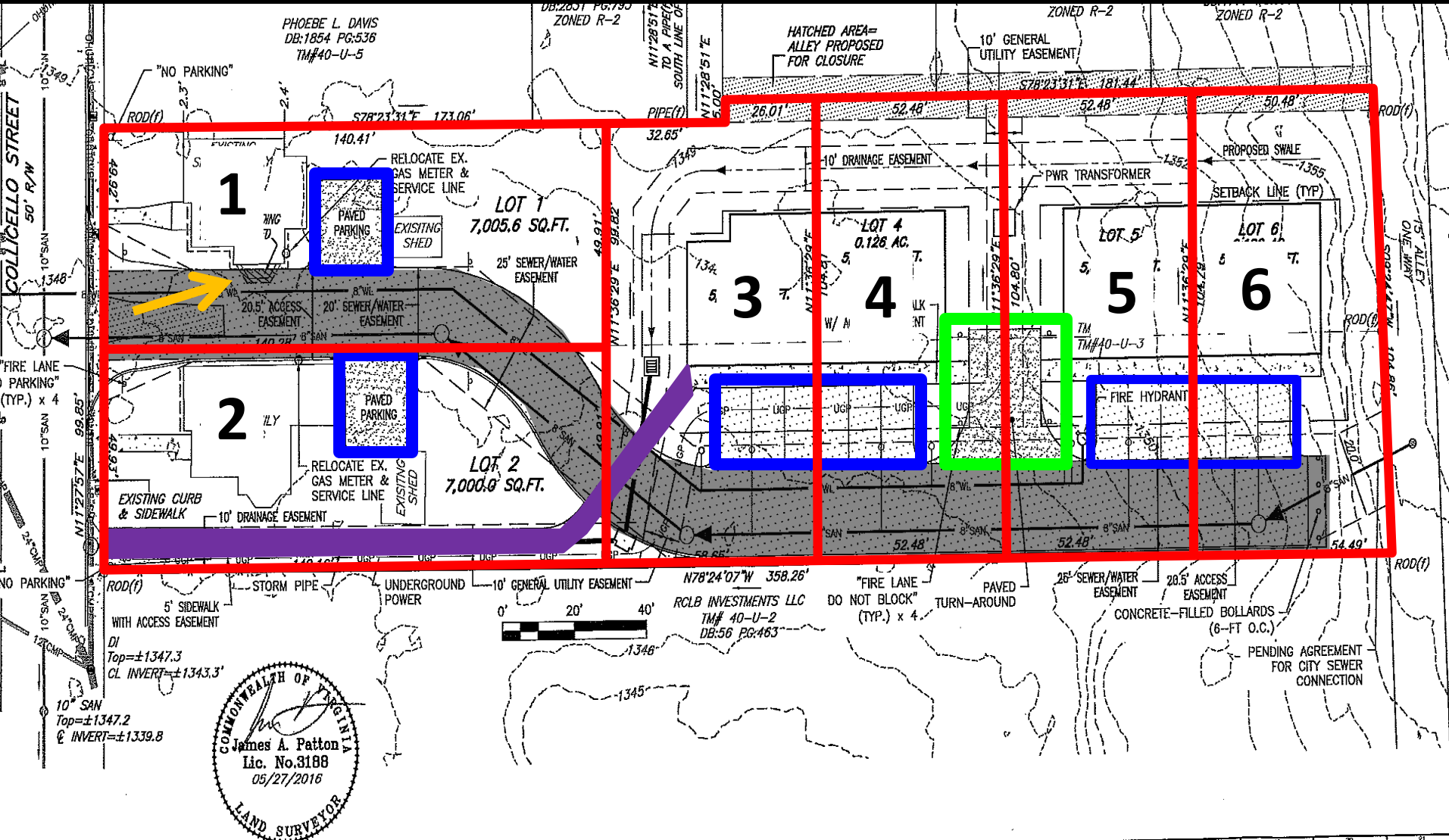
ALLEY

N11°28'51"E 132.76'
 TO A PIPE(f) ON THE
 SOUTH LINE OF 3RD STREET

10' ALLEY

EL SITES
 40-U-8
 1 PG:793
 ED R-2

Subdivision Ordinance Variance to 10-2-42 (c)



Subdivision Ordinance Variance to 10-2-41 (a)



Staff supports the preliminary plat and requested variances with the following conditions:

- The on-street parking for Lots 1 and 2 shall be removed. The property owner shall provide the initial “No Parking” signage and PW will then take over responsibility of the signage.**
- Off-street parking shall be provided for Lots 1 and 2.**
- The entrance throat width shall be 24-feet at the point of tangency, and then may narrow to 20-feet.**
- A 5-foot sidewalk shall be provided from Collicello Street to the duplex units. This sidewalk shall be hard surfaced.**
- Bollards, posts, or signage shall be provided at the end of the private street to help restrict vehicular access to the public alley.**