

THAT THE TWO-LOT CERTIFIED SURVEY MAP AT 2806 LATHROP AVENUE FOR TRI CITY NATIONAL BANK BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the CSM presented to the Plan Commission on September 8, 2010 be approved, subject to the conditions contained herein.
- b. That the following notations and illustrations be added to the CSM:
 - 1. Label and illustrate a 10 foot vision clearance triangle from the point of intersection of the south line of Pierce Blvd. and Lathrop Avenue.
 - 2. Label and illustrate a “no accesses” restriction trending west from the point of intersection of the south line of Pierce Blvd and west line of Lathrop Ave for a distance of 50 feet.
 - 3. Label and illustrate a “no access restriction trending south from the point of intersection of the south line of Pierce Blvd and west line of Lathrop Ave for a distance of 20 feet.
 - 4. Place note in “Grass” area along Russet Street that states “25 foot landscape buffer” and delineate the 25 foot north-south buffer line.