

## **HILLWOOD SUBDIVISION, RESUBDIVISION OF LOT 1, REVISED**

Engineering Comments: If water is to be concentrated onto an adjacent property, a hold harmless agreement will be required. If public water is being conveyed in ditch, a drainage easement will be required. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, 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).

Preservation status is to be given to the 78" Live Oak Tree located on the North East corner of Lot B. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: No comments.

The plat illustrates the proposed 1.7± acre, 2-lot subdivision which is located on the Southwest corner of Old shell Road and Hillwood Road, and is within Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

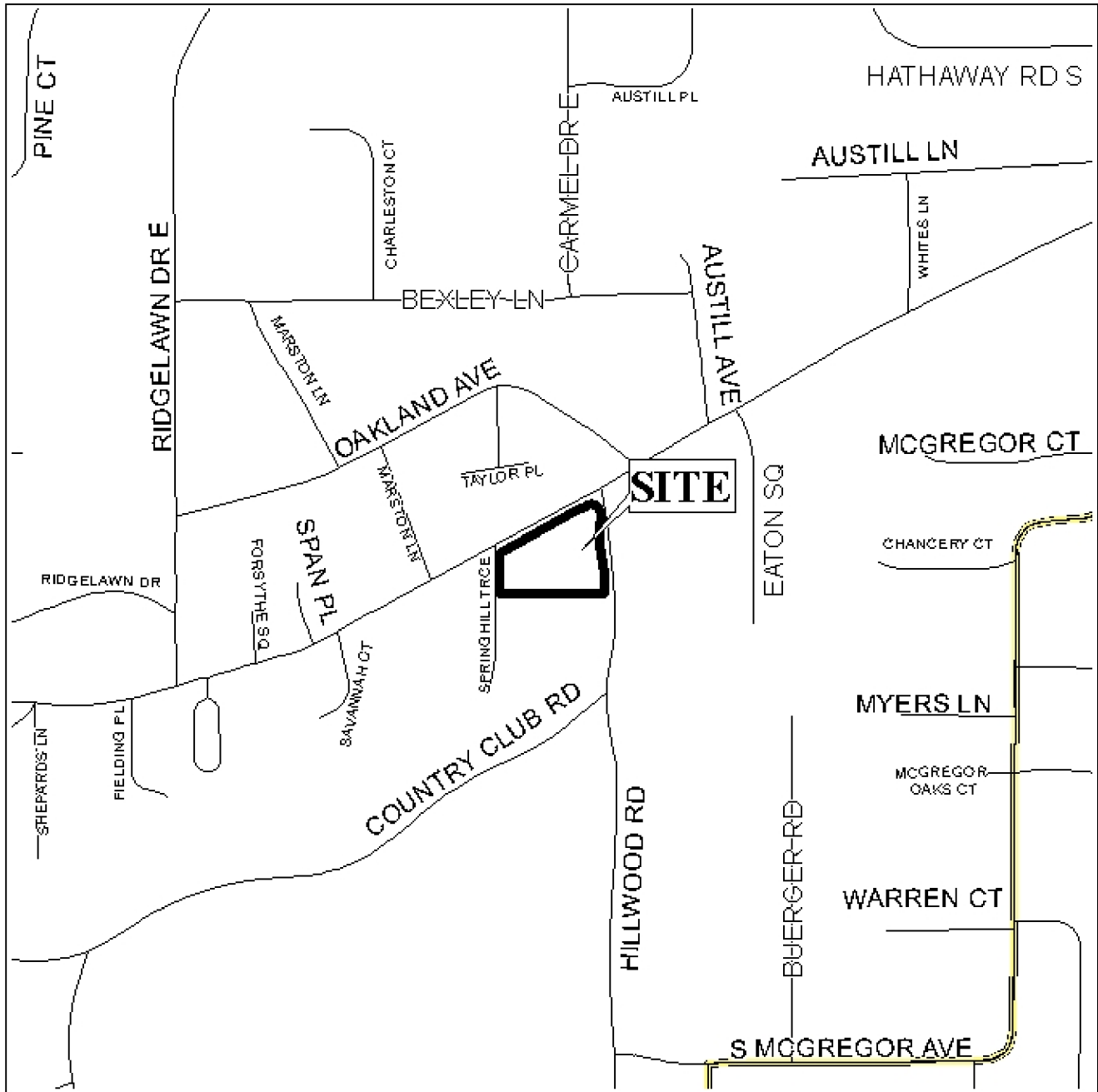
The purpose of this application is to create two legal lots of record from a legal lot of record.

The site fronts onto Old Shell Road and Hillwood Road, both minor streets. The right-of-way widths for both minor streets meet the minimum requirements of the Major Street Plan.

Access management is a concern due to the site's location at a corner and due to the daily traffic count along Old Shell Road. The placement of a note on the Final Plat stating that Lot A should be limited to the existing curb-cut onto Hillwood Road, and Lot B the existing curb-cut onto Old Shell Road, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards.

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 Lot A is limited to the existing curb-cut onto Hillwood Avenue and Lot B is limited to the existing curb-cut onto Old Shell Road, with the size, design to be approved by Traffic Engineering, and comply with AASHTO standards; 2) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information; and 3) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP

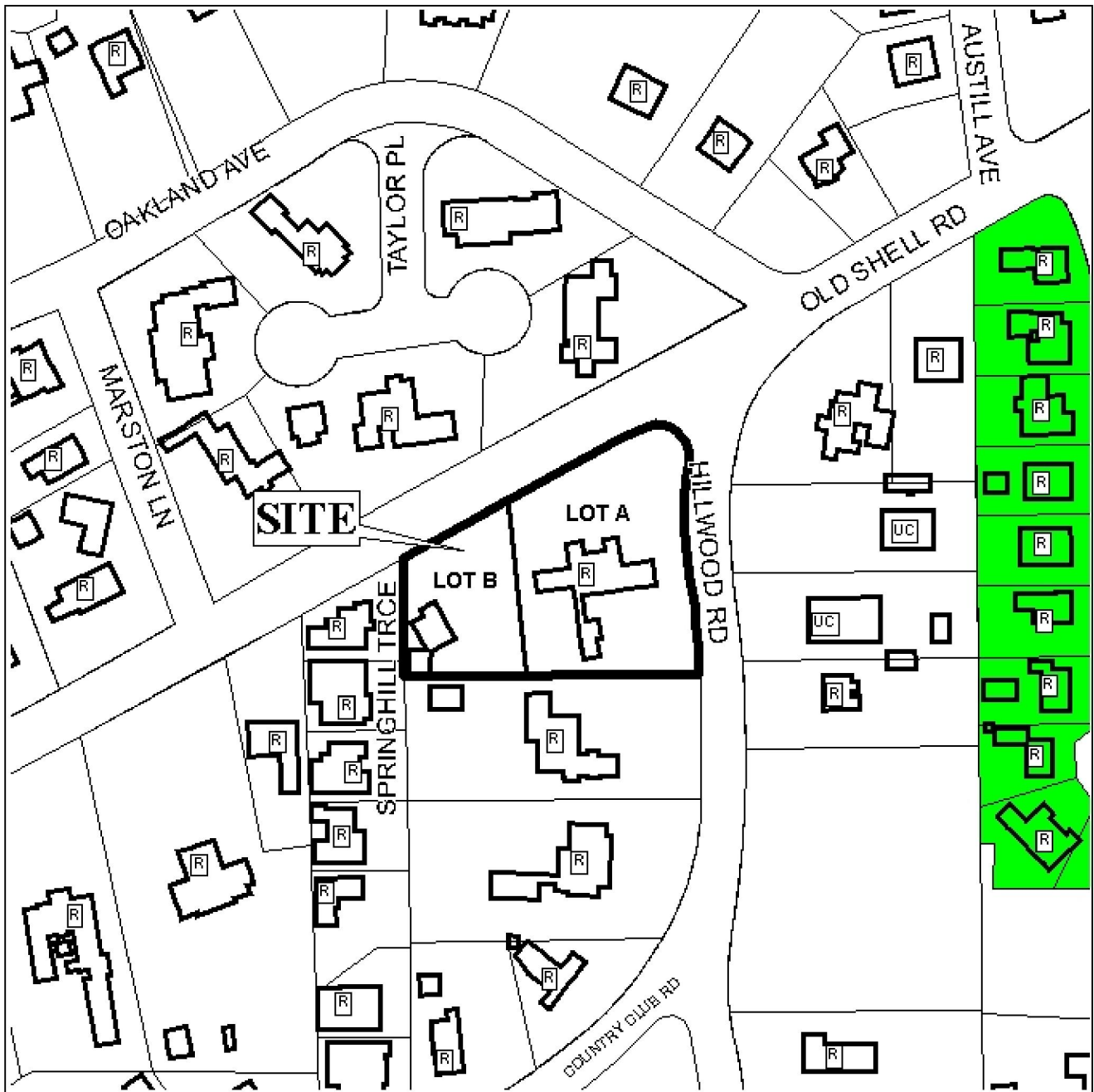


APPLICATION NUMBER 1 DATE February 1, 2007  
APPLICANT Hillwood Subdivision, Resubdivision of Lot 1, Revised  
REQUEST Subdivision



NTS

# HILLWOOD SUBDIVISION, RESUBDIVISION OF LOT 1, REVISED



APPLICATION NUMBER 1 DATE February 1, 2007

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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