

DOWNTOWNER EXECUTIVE CENTER SUBDIVISION

Engineering Comments: 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).

Fire Department Comments: No comments.

The plat illustrates the proposed 4.6± acre, 1-lot subdivision which is located on the West side of Downtowner Boulevard, 250'± North of Michael Boulevard, and is in Council District 5. The applicant states that the subdivision is served by both public water and sewer.

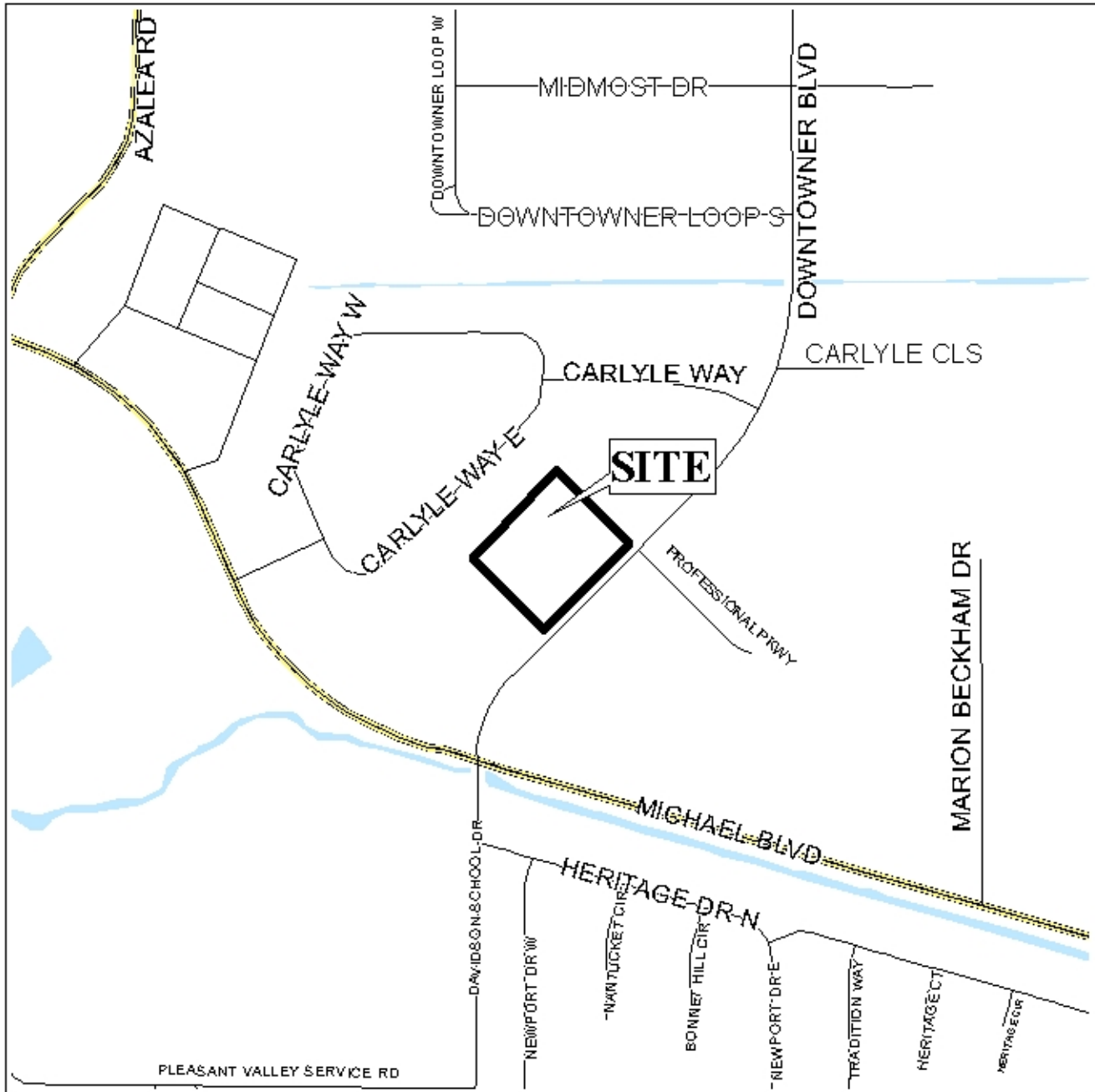
The purpose of this application is to combine a legal lot of record and a metes and bounds parcel into one legal lot of record.

The site fronts onto Downtowner Boulevard a minor street and the width is illustrated as having 80-foot right-of-way, which exceeds the minimum requirement for minor streets.

Due to the approximately 500 linear feet of road frontage along Downtowner Boulevard the development should be limited to a maximum of three curb-cuts, with the size, design and location of any new curb cut 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 the development is limited to three curb-cuts onto Downtowner Boulevard, with the size, design of any new curb cuts to be approved by Traffic Engineering, and comply with AASHTO standards; 2) labeling of the lot with its size in square feet or acres, 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 2 DATE February 15, 2007

APPLICANT Downtowner Executive Center Subdivision

REQUEST Subdivision



NTS

DOWNTOWNER EXECUTIVE CENTER SUBDIVISION



APPLICATION NUMBER 2 DATE February 15, 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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