

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

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 number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A concrete median needs to be constructed in the driveway to prevent left turns in or out of the drive with the design to be approved by Traffic Engineering.

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).

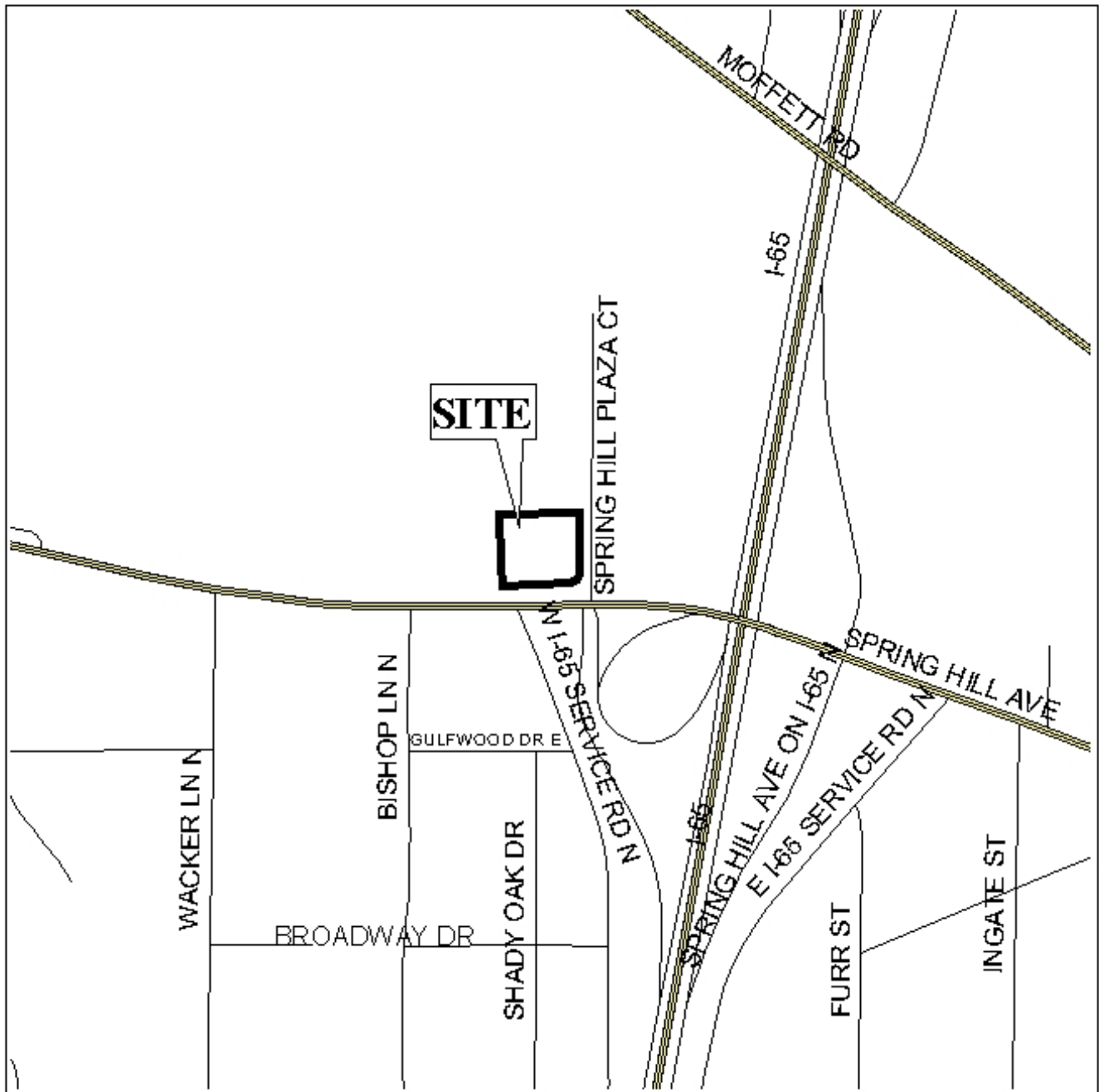
The plat illustrates the proposed 0.9± acre, one-lot subdivision, which is located at the Northwest corner of Spring Hill Avenue and Spring Hill Plaza Court and is in Council District 7. The site is served by public water and sanitary sewer.

The purpose of the application is to remove a condition of the 1996 subdivision of the site, which denied direct access to Spring Hill Avenue (Lot Subdivision).

Concerns about the site's proximity to the Interstate 65 interchange have been addressed by Traffic Engineering; their staff state that the site is distant enough from that interchange's traffic light that preventing left-turns into and out of the site would be sufficient to mitigate any issues. This can be achieved through construction of a median in the driveway designed for that purpose.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) compliance with Traffic Engineering comments (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A concrete median needs to be constructed in the driveway to prevent left turns in or out of the drive with the design to be approved by Traffic Engineering.*); and 2) the placement of a note on the final plat stating that the site is limited to the above curb cut to Spring Hill Avenue and a single curb cut to Spring Hill Plaza Court.

## LOCATOR MAP



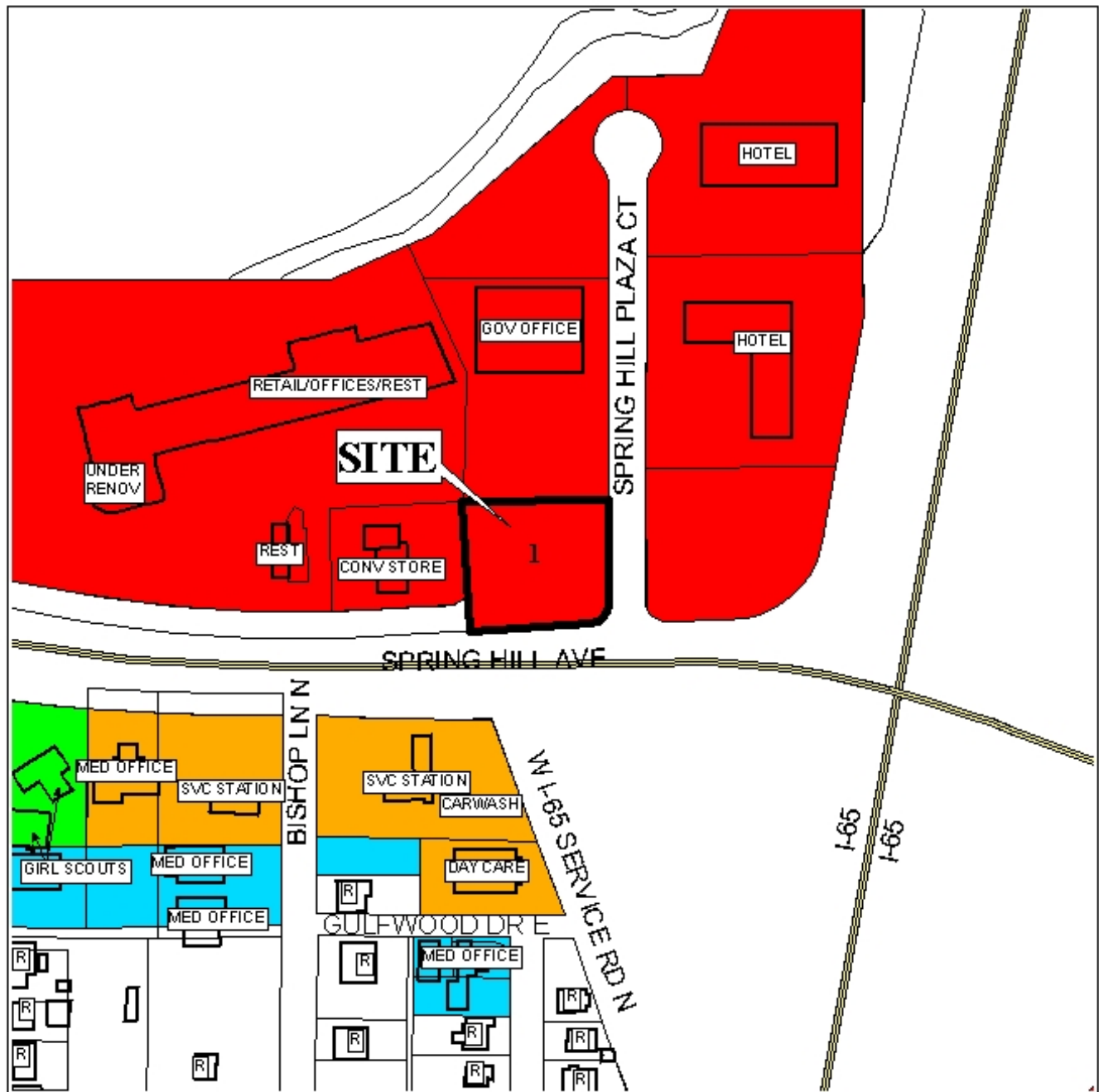
APPLICATION NUMBER 10 DATE January 19, 2006

APPLICANT Lot Subdivision, Resubdivision of Lot One

REQUEST Subdivision



# LOT SUBDIVISION, RESUBDIVISION OF LOT ONE



APPLICATION NUMBER 10 DATE January 19, 2006

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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