

OSR SUBDIVISION

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.

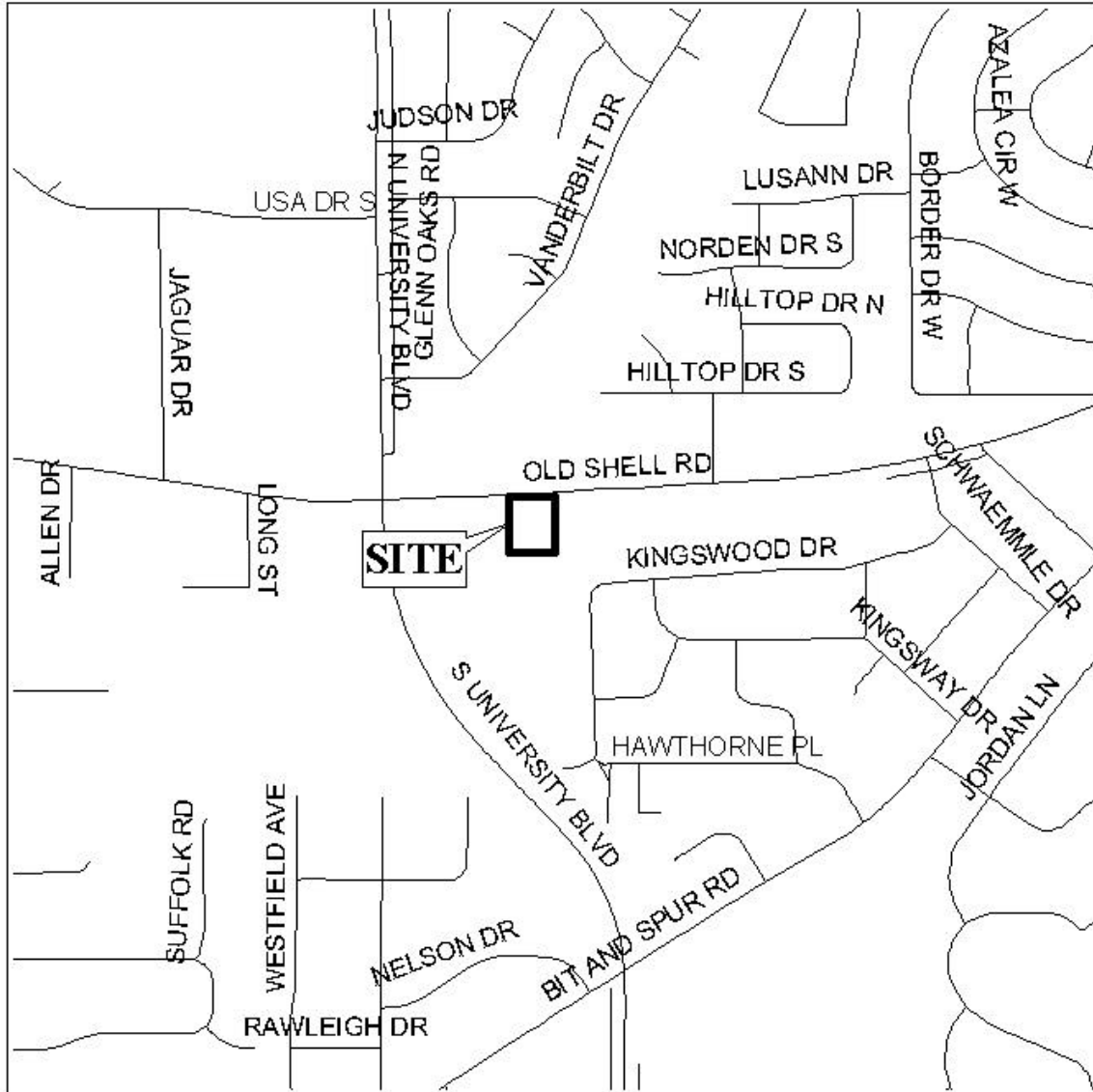
Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed three lot, 1.9± acre subdivision which is located on the South side of Old Shell Road, 500'± East of university Boulevard. The site is served by public water and sewer.

The site fronts Old Shell Road, a planned major street and as such a 100-foot right-of-way is required. The existing right-of-way is variable; however, the dedication of the necessary right-of-way to provide 50-feet from the centerline of Old Shell Road should be required. Lot 1 is developed and no additional curb cuts should be allowed; however, Lots 2 and 3 should be limited to one curb cut each, with the location and design to be approved by Traffic Engineering.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of the necessary right-of-way to provide 50-feet from the centerline of Old Shell Road; and 2) placement of a note on the final plat stating that Lot 1 is limited to the existing curb cuts, and Lots 2 and 3 are limited to one curb cut each, with the location and design to be approved by Traffic Engineering.

LOCATOR MAP



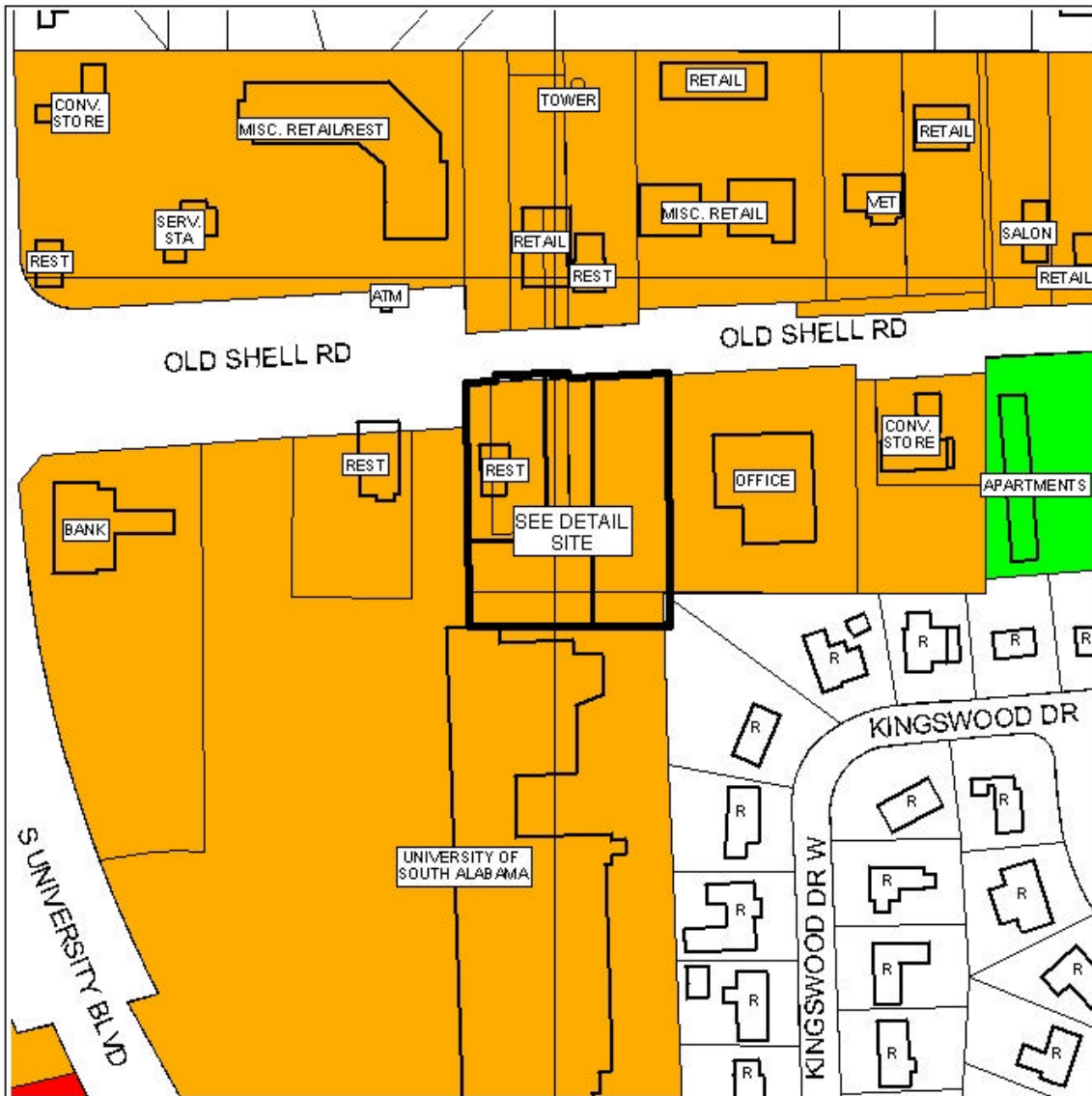
APPLICATION NUMBER 12 DATE April 3, 2003

APPLICANT OSR Subdivision

REQUEST Subdivision



OSR SUBDIVISION

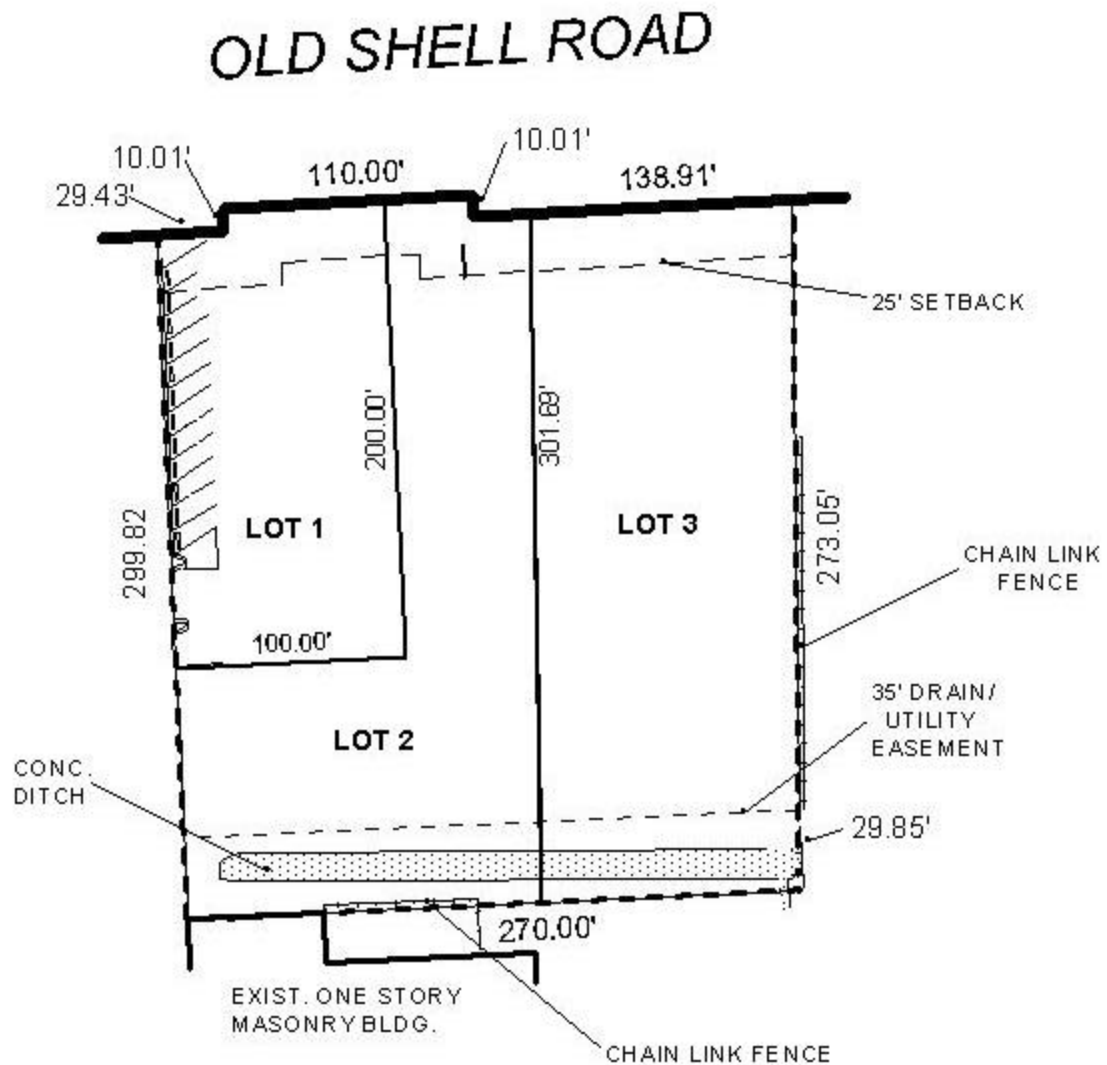


APPLICATION NUMBER 12 DATE April 3, 2003

LEGEND



DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE April 3, 2003

APPLICANT OSR Subdivision

USE/REQUEST Subdivision

