

## **CREDIT AMERICA USED CAR SALES SUBDIVISION**

Engineering Comments: Development of property must comply with all stormwater management 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.

The plat illustrates the proposed 1-lot, 0.4± acre subdivision which is located on the Northeast corner of Spring Hill Avenue and Union Avenue. The site is served by city water and sanitary facilities.

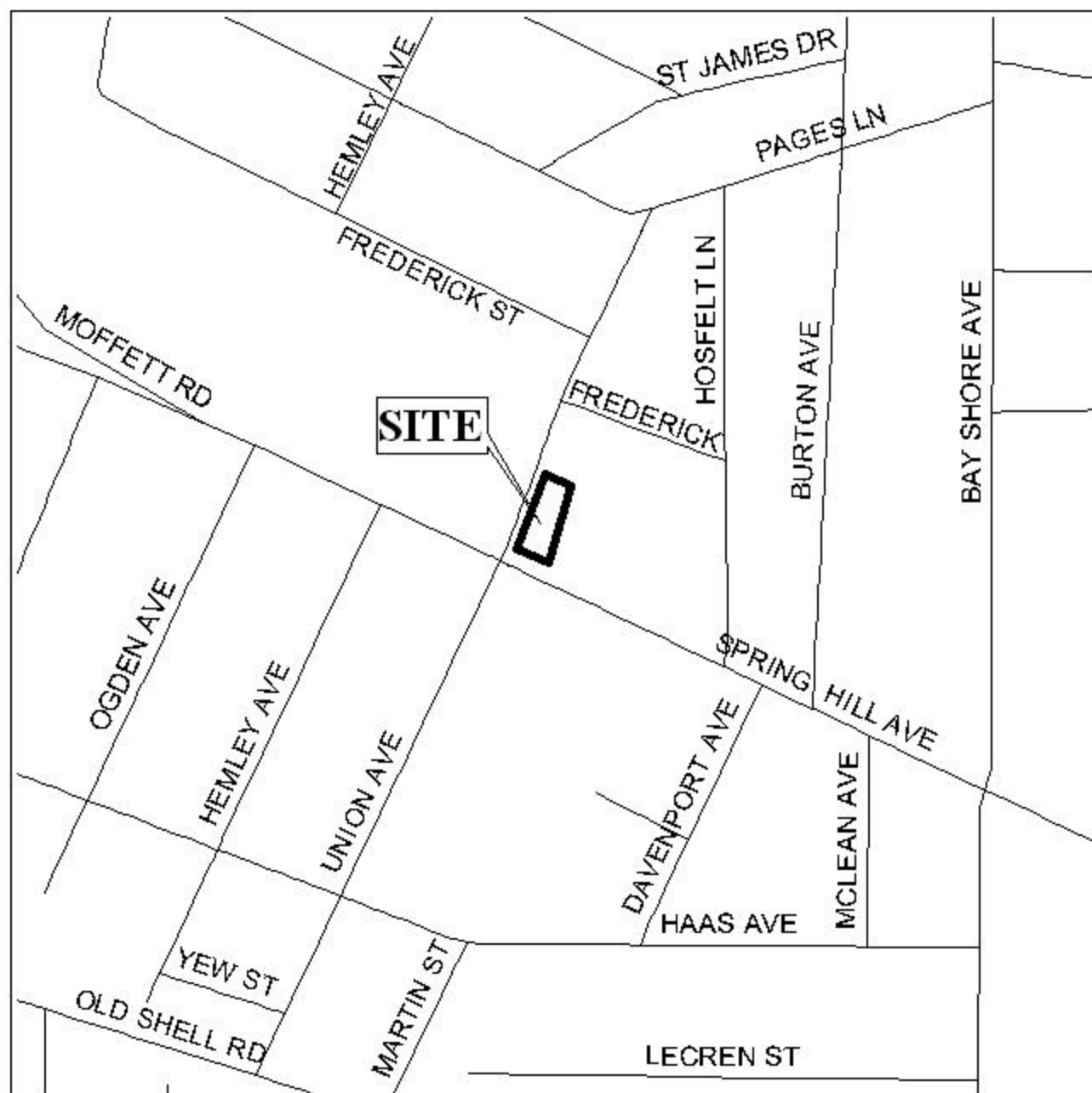
The purpose of this application is to create a one-lot subdivision from three metes and bounds parcels.

The site fronts Spring Hill Avenue, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. As the site fronts a major street, access management is critical; thus a note should be placed on the final plat stating that the site is limited to one curb cut to Spring Hill Avenue and one curb cut to Union Avenue, with the size, location and design to be approved by Traffic Engineering.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that the development is limited to one curb to Spring Hill Avenue and one curb cut to Union Avenue, with the size, location and design to be approved by Traffic Engineering; and 2) placement of the required 25-foot minimum building setback line on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 18 DATE October 16, 2003  
APPLICANT Credit America Used Car Sales Subdivision  
REQUEST Subdivision

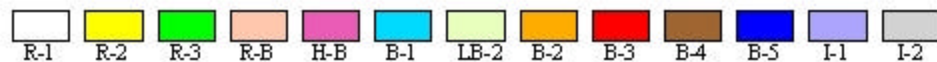


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APPLICATION NUMBER 18 DATE October 16, 2003

LEGEND



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