

## **ROBINSON BROTHERS 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.

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 1 lot, 7.2± acre subdivision located on the East side of East I-65 Service Road South, 115'± North of I-65 Commerce Drive, and is in Council District 5. The site is served by public water and sanitary sewer.

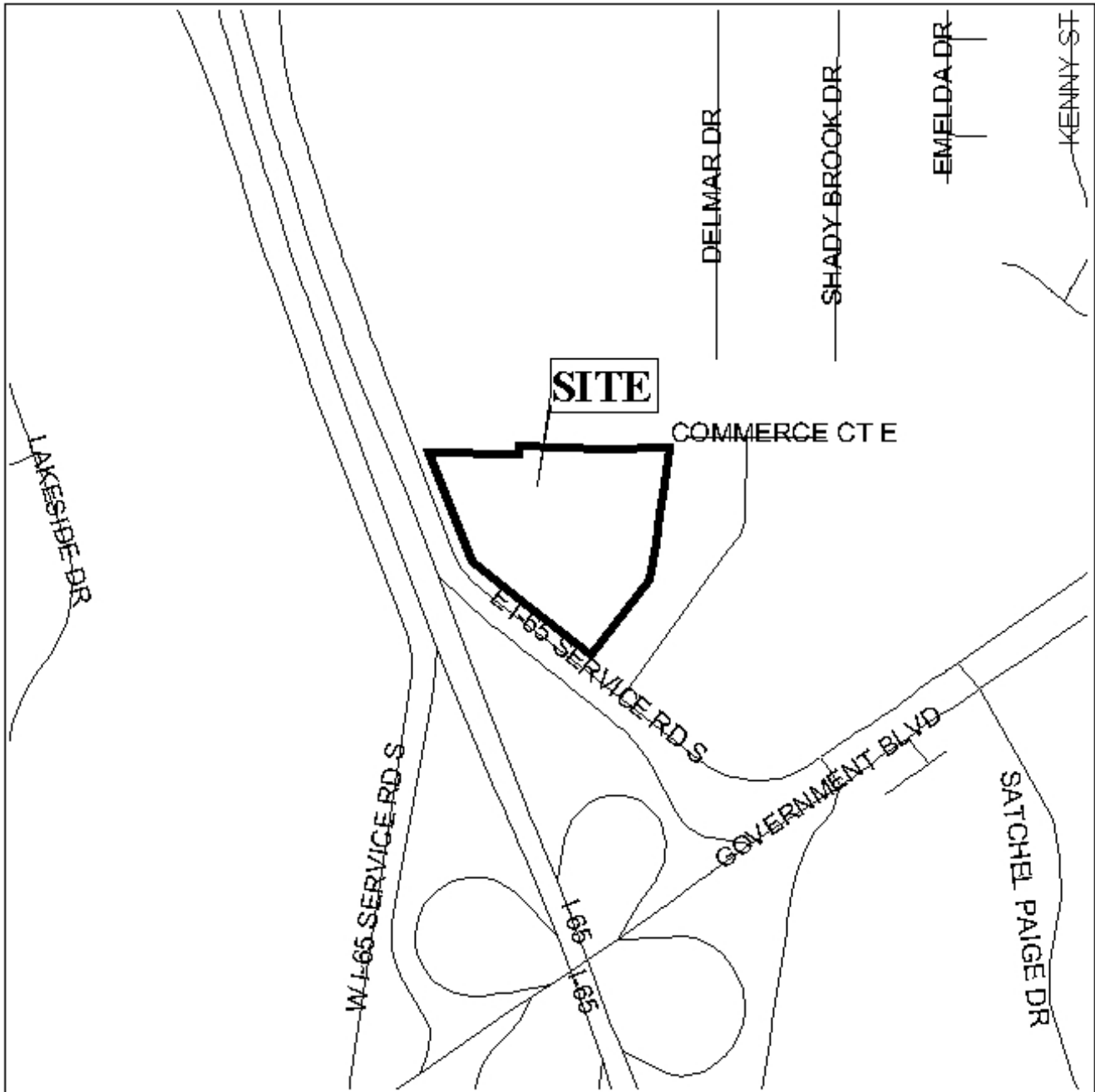
The purpose of the subdivision is to combine four existing lots into a single lot.

The site fronts I-65 Service Road South, which is part of the interstate highway system and is illustrated on the Major Street Plan. The existing 300' right-of-way is adequate and should be shown on the final plat. Curb cuts are not shown on the plat, but a review of aerial photographs shows five existing curb cuts on the site. The site should be limited to the existing curb cuts, and the placement of a note so stating should be required on the final plat.

The required 25' minimum building setback line is only shown for part of the site, and should be required on the final plat for the entire site.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the depiction of the right-of-way on the final plat; 2) the placement of a note on the final plat stating that the site will be limited to the existing curb cuts; and 3) the depiction of the 25' building setback lines on the final plat.

# LOCATOR MAP

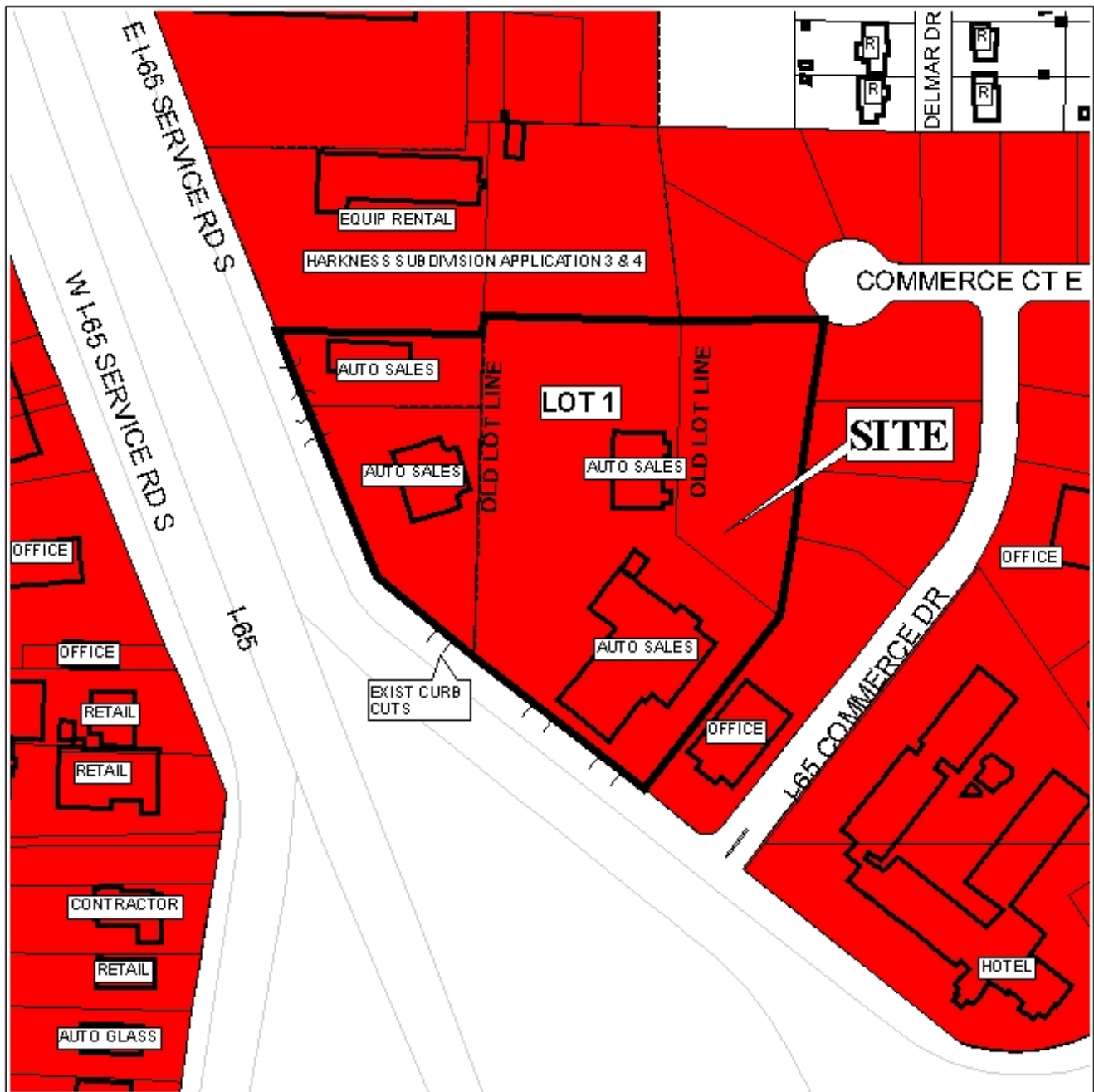


APPLICATION NUMBER 20 DATE February 17, 2005  
APPLICANT Robinson Brothers Subdivision  
REQUEST Subdivision



NTS

# ROBINSON BROTHERS SUBDIVISION



APPLICATION NUMBER 20 DATE February 17, 2005

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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