

## **COMFORT 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 numbers, size, 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, 1.3  $\pm$  acre subdivision which is located on the West side of Springdale Boulevard, 320'  $\pm$  South of East I-65 Service Road South and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

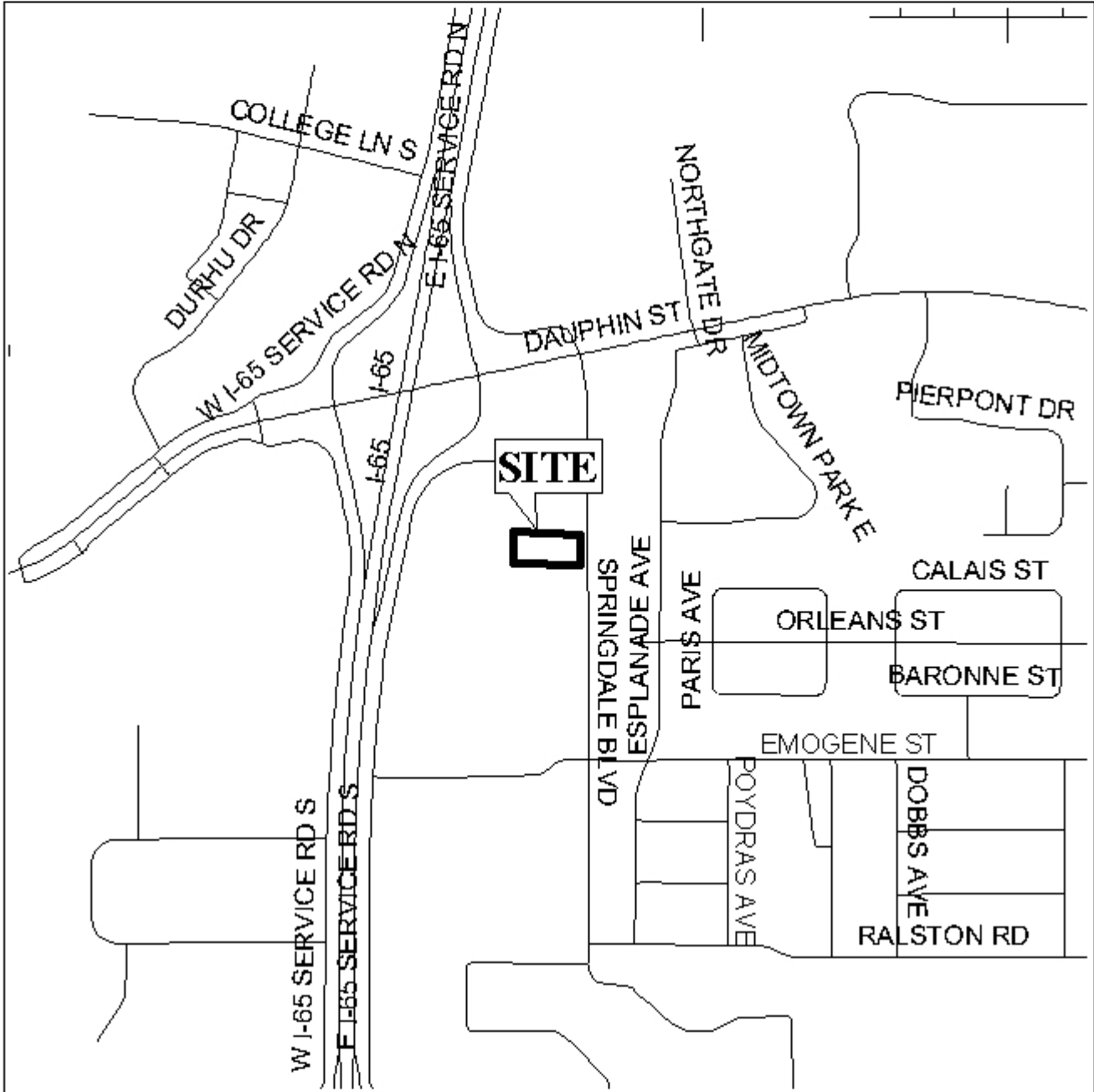
The purpose of this application is to delete the location of curb cuts to Springdale Boulevard as they exist on the recorded plat. Currently, there is one curb cut shown at the North portion of the site and another one shown at the South portion.

As a means of access management, a note should be placed on the final plat stating that the site is limited to one curb cut to Springdale Boulevard, with the design, size and location 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 conditions: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to Springdale Boulevard, with the design, size and location to be approved by Traffic Engineering; and 2) the placement of the 25-foot minimum setback line on the final plat.

## LOCATOR MAP



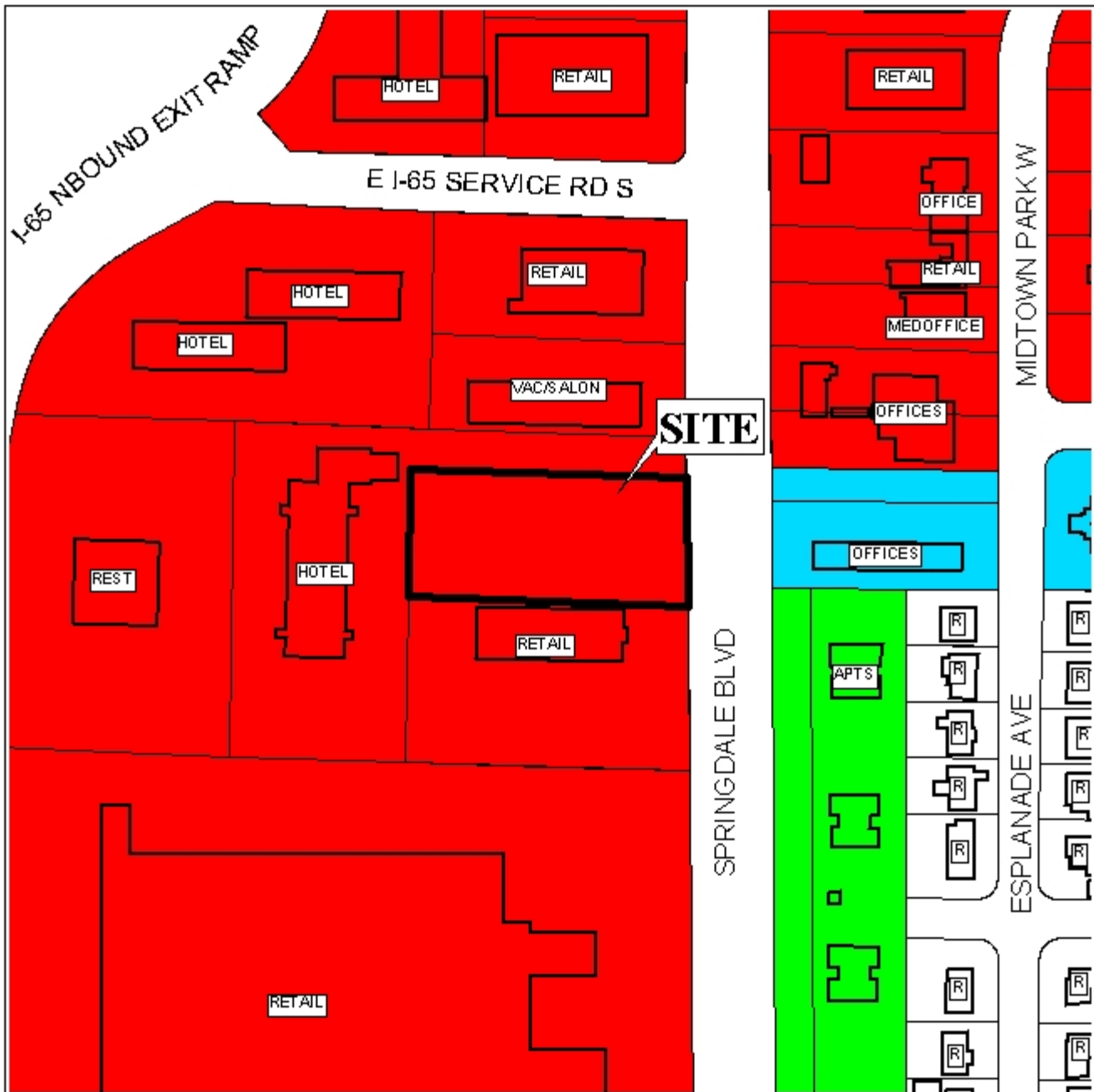
APPLICATION NUMBER 14 DATE June 3, 2004

APPLICANT Comfort Subdivision

REQUEST Subdivision



# COMFORT SUBDIVISION



APPLICATION NUMBER 14 DATE June 3, 2004

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 |
|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|

