

## **GREENE AND PHILLIPS 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.

The plat illustrates the proposed 1 lot, 1.8  $\pm$  acres subdivision which is located on the East side of North Florida Street, 400'  $\pm$  South of Old Shell Road. The subdivision is served by public water and sanitary sewer.

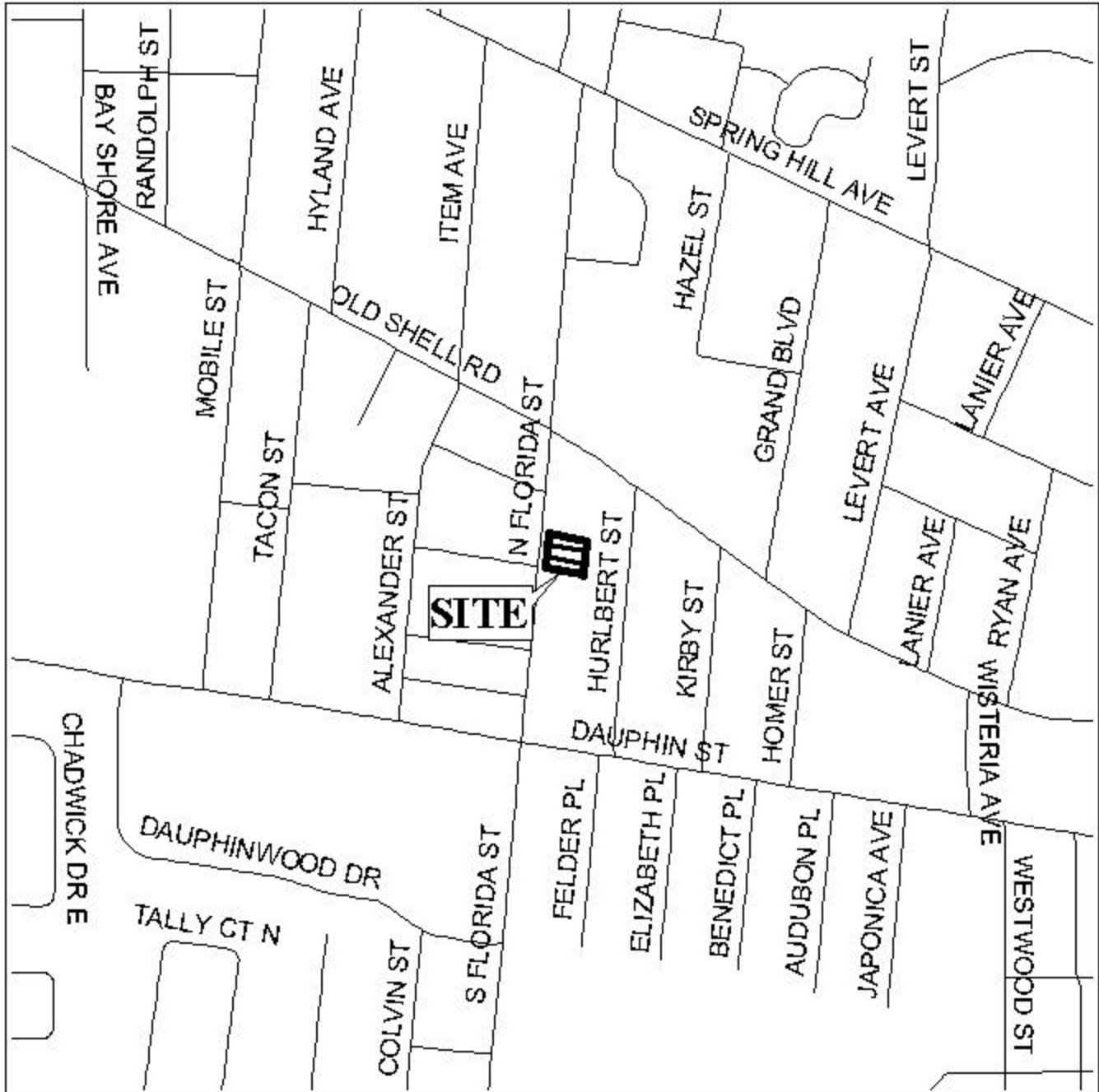
The purpose of this application is to combine three lots into one lot.

The twenty-five foot minimum building setback lines are not illustrated, but would be required on the final plat.

As a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut to North Florida Street, with the size, location and design to be approved by Traffic Engineering, should be required.

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 the 25-foot minimum setback line on the final plat; and 2) the placement of a note on the final plat stating the site is limited to one curb cut to North Florida Street, with the size, location and design to be approved by Traffic Engineering.

## LOCATOR MAP



APPLICATION NUMBER 13 DATE May 15, 2003  
APPLICANT Greene & Phillips Subdivision  
REQUEST Subdivision



# GREENE & PHILLIPS SUBDIVISION



APPLICATION NUMBER 13 DATE May 15, 2003

LEGEND



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