

HERITAGE HILLS COMMERCIAL PARK **SUBDIVISION, RESUBDIVISION OF LOT 3**

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 2 lot, 2.5 ± acres subdivision which is located on the West side of Hillcrest Road at the West terminus of Girby Road and is in City Council District 6.

The purpose of this application is to subdivide one lot into two lots.

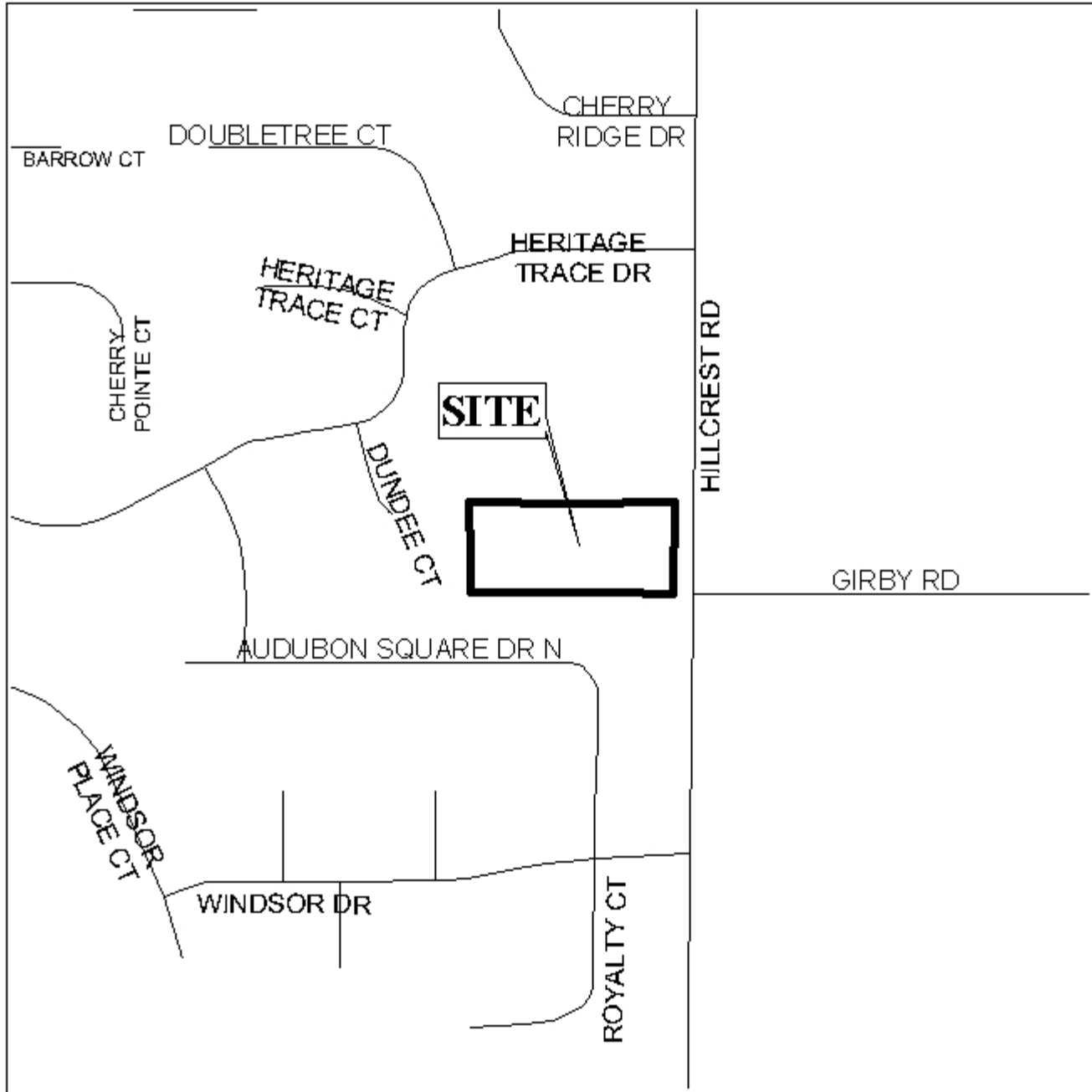
The site is located on Hillcrest Road, a major street, and the Major Street Plan calls for a minimum right-of-way of 100 feet. This portion of Hillcrest Road has right-of-way in compliance with the Major Street Plan.

Because of the site's proximity to the intersection of Hillcrest Road and Girby Road, Traffic Engineering should approve the final number, size, location and design of all curb cuts to Hillcrest Road.

Both Lots exceed the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required.

With a waiver of Section V.D.3., 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 Traffic Engineering shall approve the number, size, location and design of all curb cuts.

LOCATOR MAP



APPLICATION NUMBER 11 DATE April 15, 2004

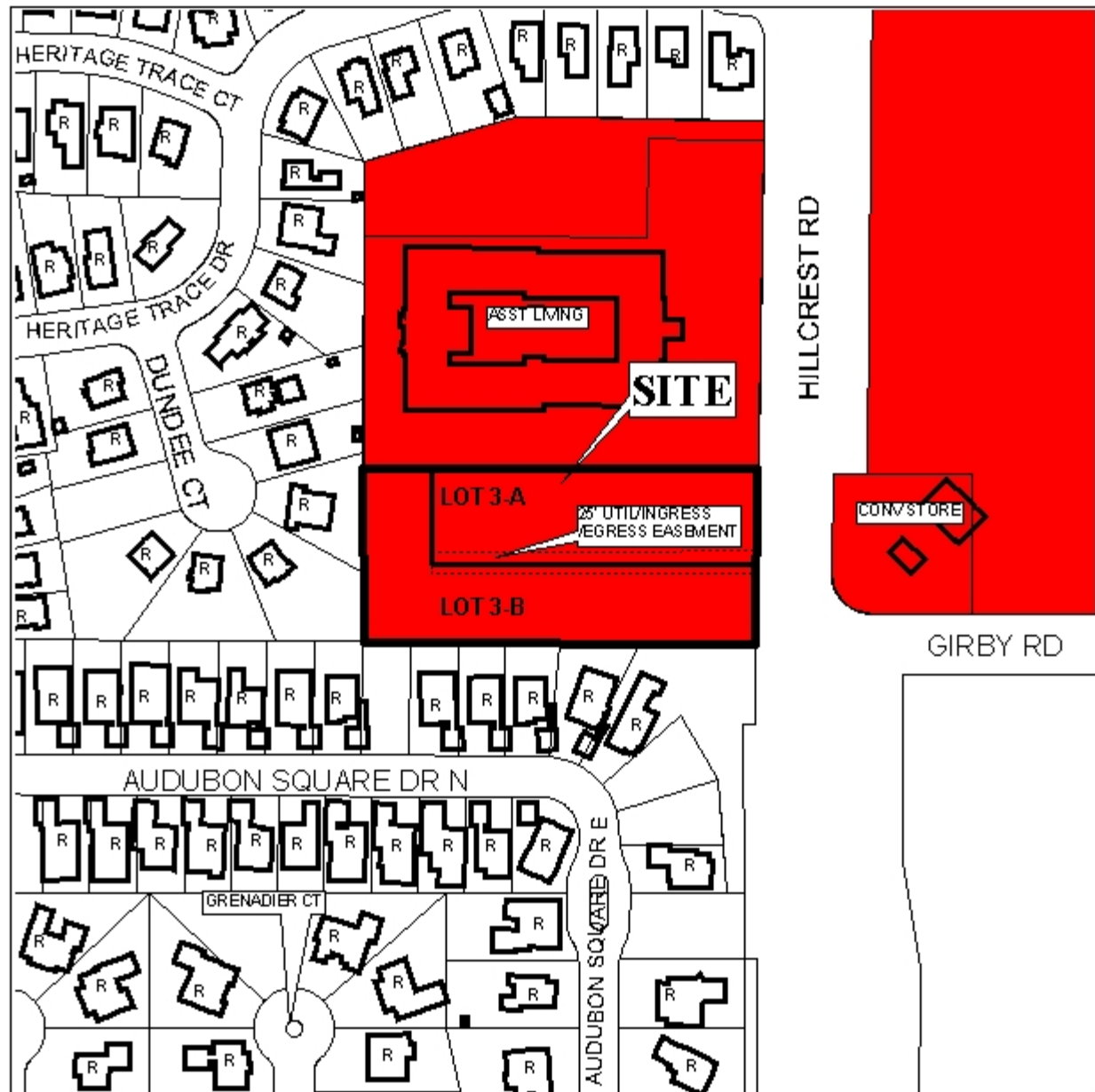
APPLICANT Heritage Hills Commercial Park Subdivision, Resubdivision of Lot 3

REQUEST Subdivision



NTS

HERITAGE HILLS COMMERCIAL PARK SUBDIVISION, RESUBDIVISION OF LOT 3



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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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