

JEFFERSON FEDERAL ADDITION TO MONTLIMAR SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2, OF THE RESUBDIVISION OF LOT 1

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.

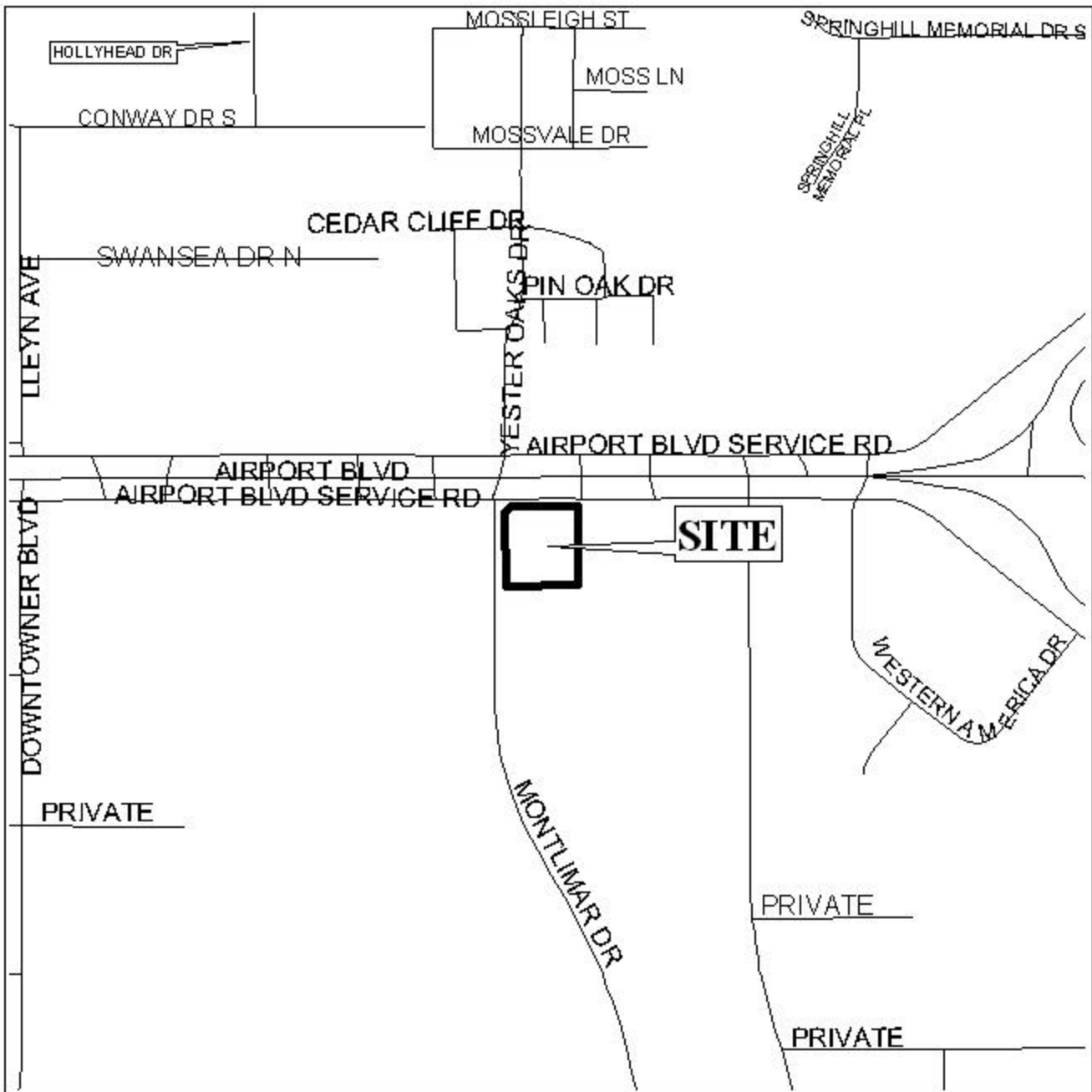
The plat illustrates the proposed 1 lot, 1.6 ± acre subdivision which is located at the Southeast corner of Airport Boulevard and Montlimar Drive. The subdivision is served by public water and sanitary sewer.

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

The site fronts Airport Boulevard Service Road, a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. Service Roads are an approved method of access management, therefore, a restriction on curb cuts is not necessary; however, direct access to Montlimar Drive should be denied to eliminate potential “cut through” traffic. Additionally, the placement of a note on the final plat stating that the site is allowed to maintain existing curb cuts, but redevelopment of the site will require curb cut approval 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 a note on the final plat stating that direct access to Montlimar Drive is denied; and 2) the placement of a note on the final plat stating that the site is allowed to maintain existing curb cuts, but redevelopment of the site will require curb cut approval by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 14 DATE November 6, 2003

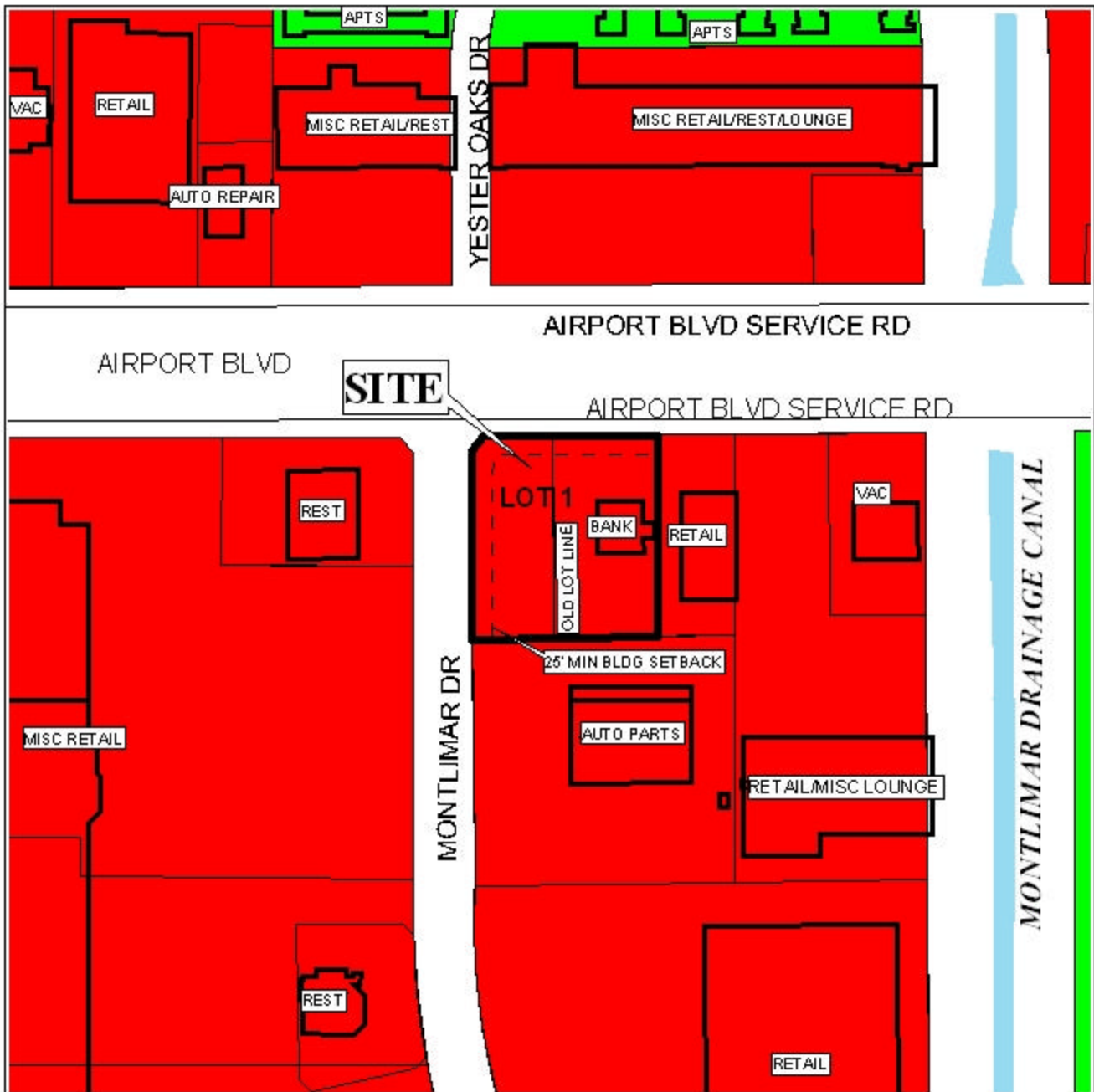
APPLICANT Jefferson Federal Addition to Montlimar Subdivision, Resub division of Lots 1 & 2, of the Resub division of Lot 1

REQUEST Subdivision



NTS

**JEFFERSON FEDERAL ADDITION TO MONTLIMAR SUBDIVISION,
RESUBDIVISION OF LOTS 1 & 2, OF THE RESUBDIVISION OF LOT 1**



APPLICATION NUMBER 14 DATE November 6, 2003

LEGEND

