

MICHAEL-MONTLIMAR SUBDIVISION, **RESUBDIVISION OF LOT 2**

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).

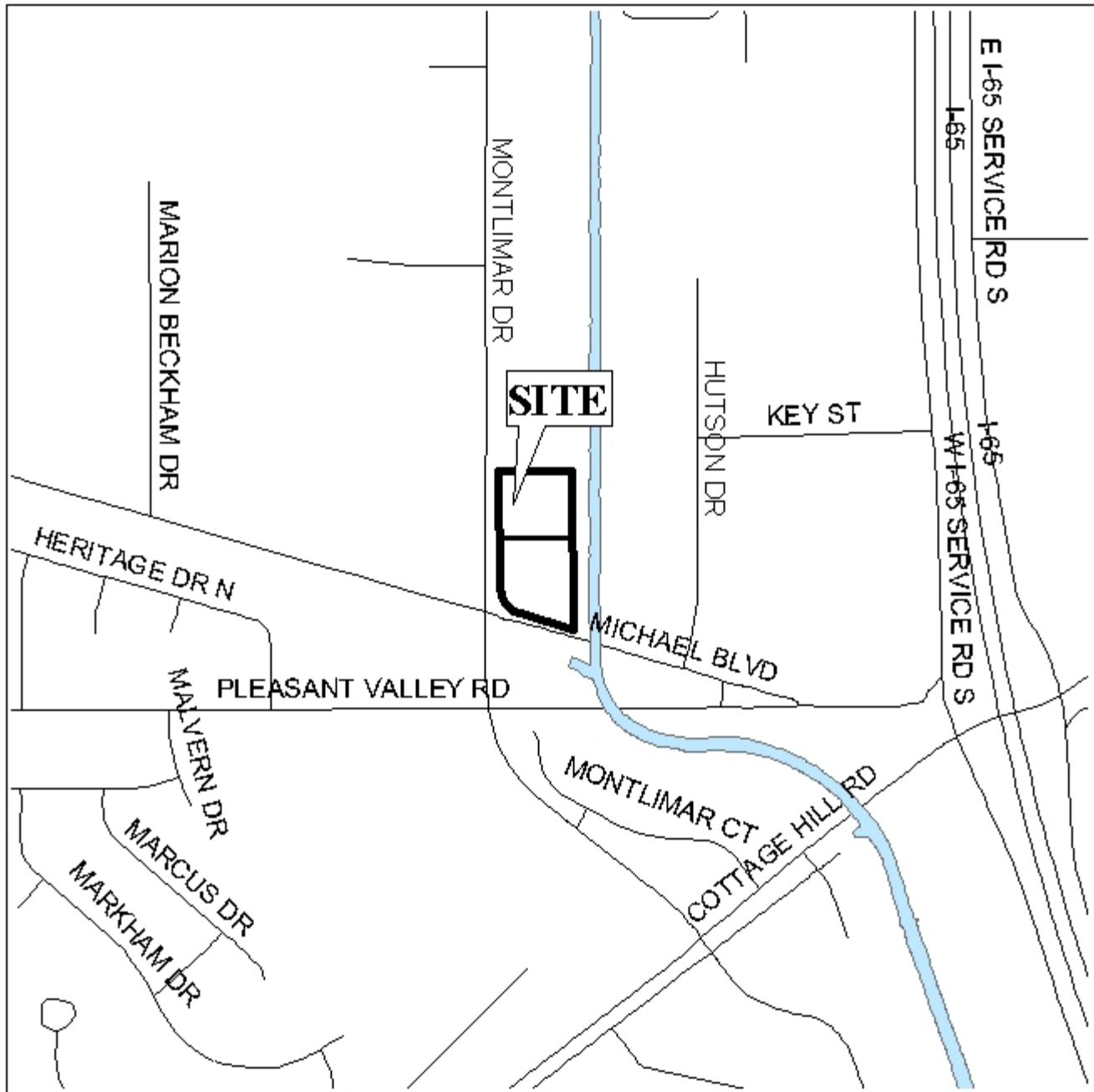
The plat illustrates the proposed 2 lot, 4.3 \pm acres subdivision which is located at the Northeast corner of Michael Boulevard and Montlimar Drive and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

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

As a means of access management, the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Montlimar Drive and Lot 2 is limited to one curb cut, 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 condition: 1) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Montlimar Drive and Lot 2 is limited to one curb, with the size, location and design to be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 15 DATE April 15, 2004
APPLICANT Michael-Montlimar Subdivision, Resubdivision of Lot 2
REQUEST Subdivision



MICHAEL-MONTLIMAR SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 15 DATE April 15, 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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----

