

## **MONTLIMAR PLAZA SUBDIVISION, UNIT TWO,** **RESUBDIVISION OF LOT 11**

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).

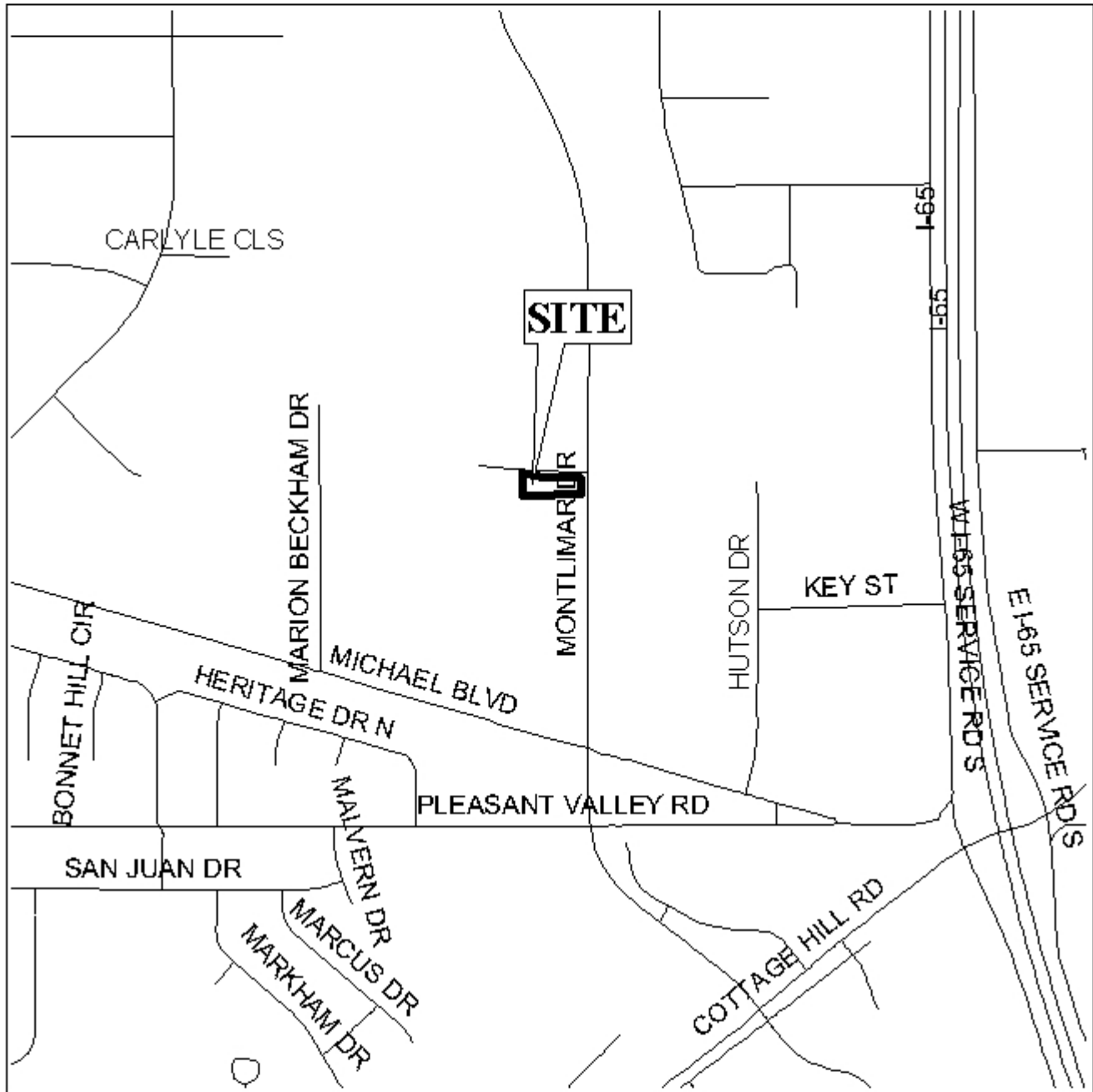
The plat illustrates the proposed 2 lot, 0.7  $\pm$  acre subdivision which is located at the Southwest corner of Montlimar Drive Montlimar Plaza Drive and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

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

The site fronts Montlimar Drive, which is a heavily traveled five-lane street; therefore, as a means of access management, a note should be placed on the final plat stating that Lot 11-A is denied direct access to Montlimar Drive.

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 11-A is denied direct access to Montlimar Drive.

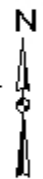
## LOCATOR MAP



APPLICATION NUMBER 13 DATE September 2, 2004

APPLICANT Montlimar Plaza Subdivision, Unit Two, Resubdivision of Lot 11

REQUEST Subdivision



NTS

# MONTLIMAR PLAZA SUBDIVISION, UNIT TWO, RESUBDIVISION OF LOT 11



APPLICATION NUMBER 13 DATE September 2, 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
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