

## **OLENSKY ADDITION TO MOBILE 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 2.5  $\pm$  acres, 2 lot subdivision which is located on the East side of Government Boulevard, 200'  $\pm$  South of the East terminus of Anchor Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide an existing metes and bounds parcel into two lots of record.

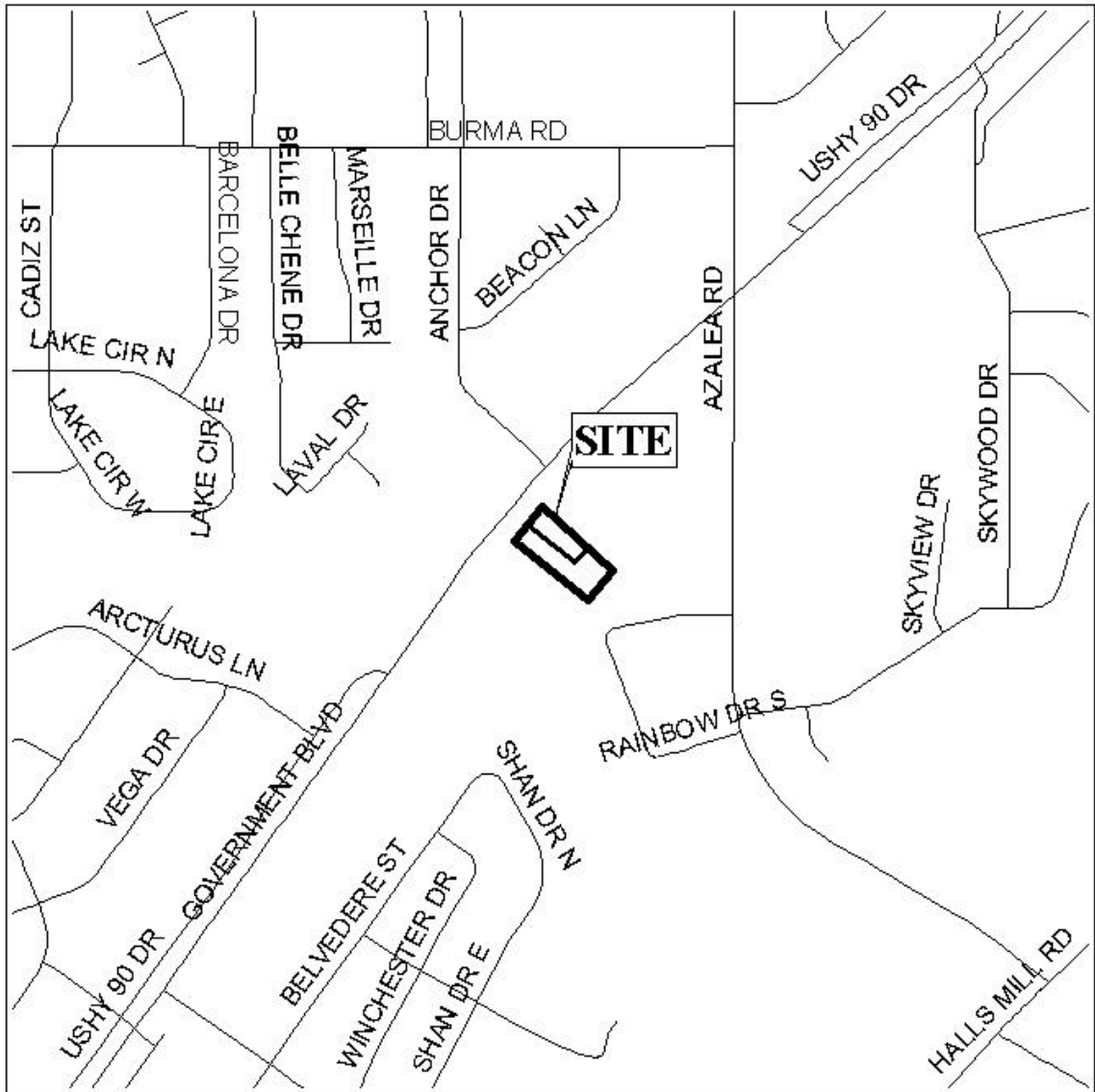
The site fronts Government Boulevard, which is a major street on the Major Street Plan with an existing 250' right-of-way, and is in compliance with the Major Street Plan.

With Lots 1 & 2 having approximately 240' of frontage on a major street, access management is a concern; therefore, a note should be placed on the final plat stating that Lots 1 and 2 are limited to one curb cut per lot each, with the location and design to be approved by the Traffic Engineering Department.

Lot 1 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

With modifications and a waiver of Section V.D.3. for Lot 1, the plat will meet 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 Lots 1 and 2 are limited to one curb cut each, with the location and design to be approved by the Traffic Engineering Department.

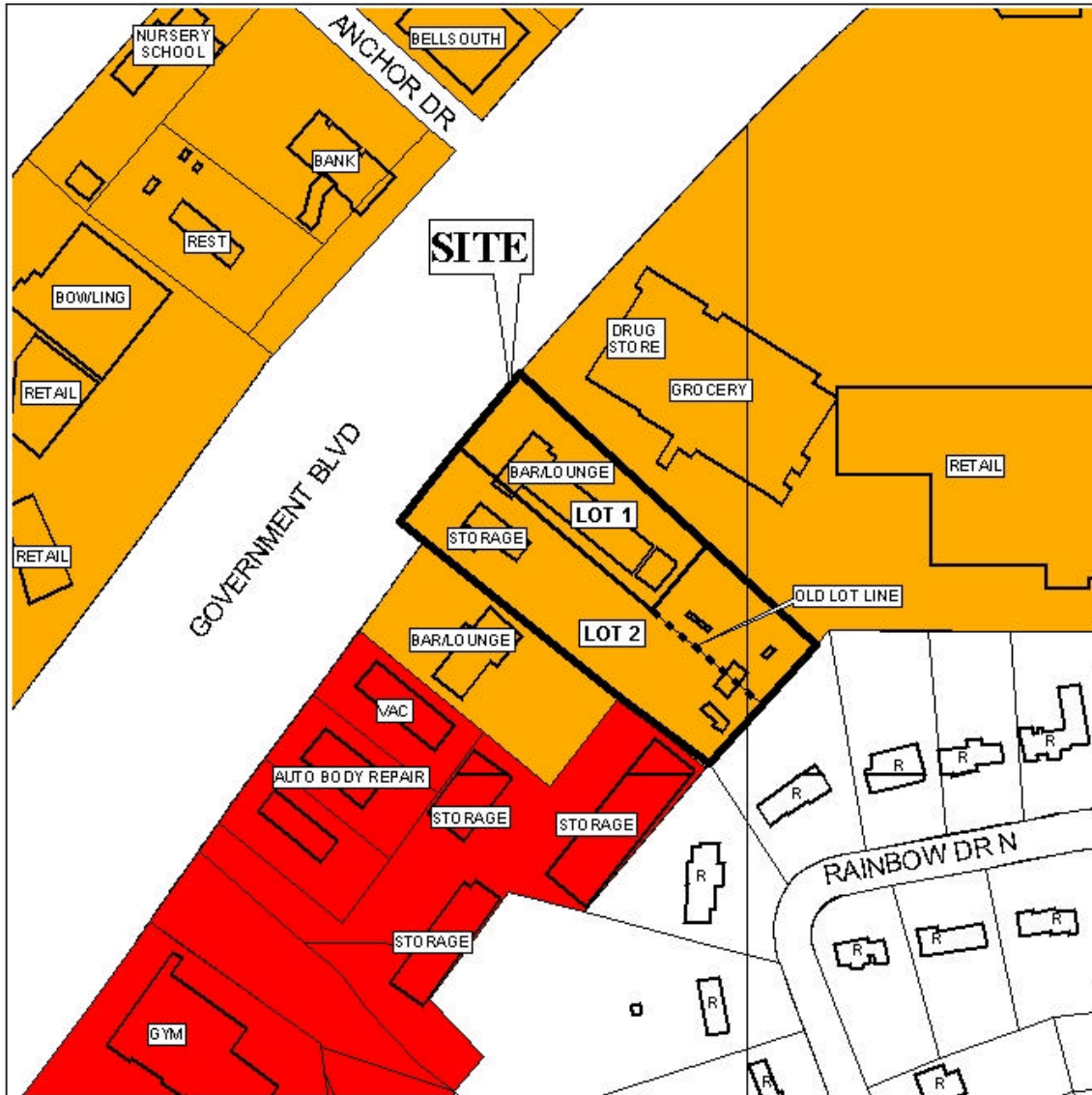
# LOCATOR MAP



APPLICATION NUMBER 17 DATE April 17, 2003  
 APPLICANT Olensky Addition to Mobile Subdivision  
 REQUEST Subdivision



# OLENSKY ADDITION TO MOBILE SUBDIVISION



APPLICATION NUMBER 17 DATE April 17, 2003

LEGEND

