

## **PLEASMONT SUBDIVISION, RESUBDIVISION OF LOTS 3, 4 & 5**

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).

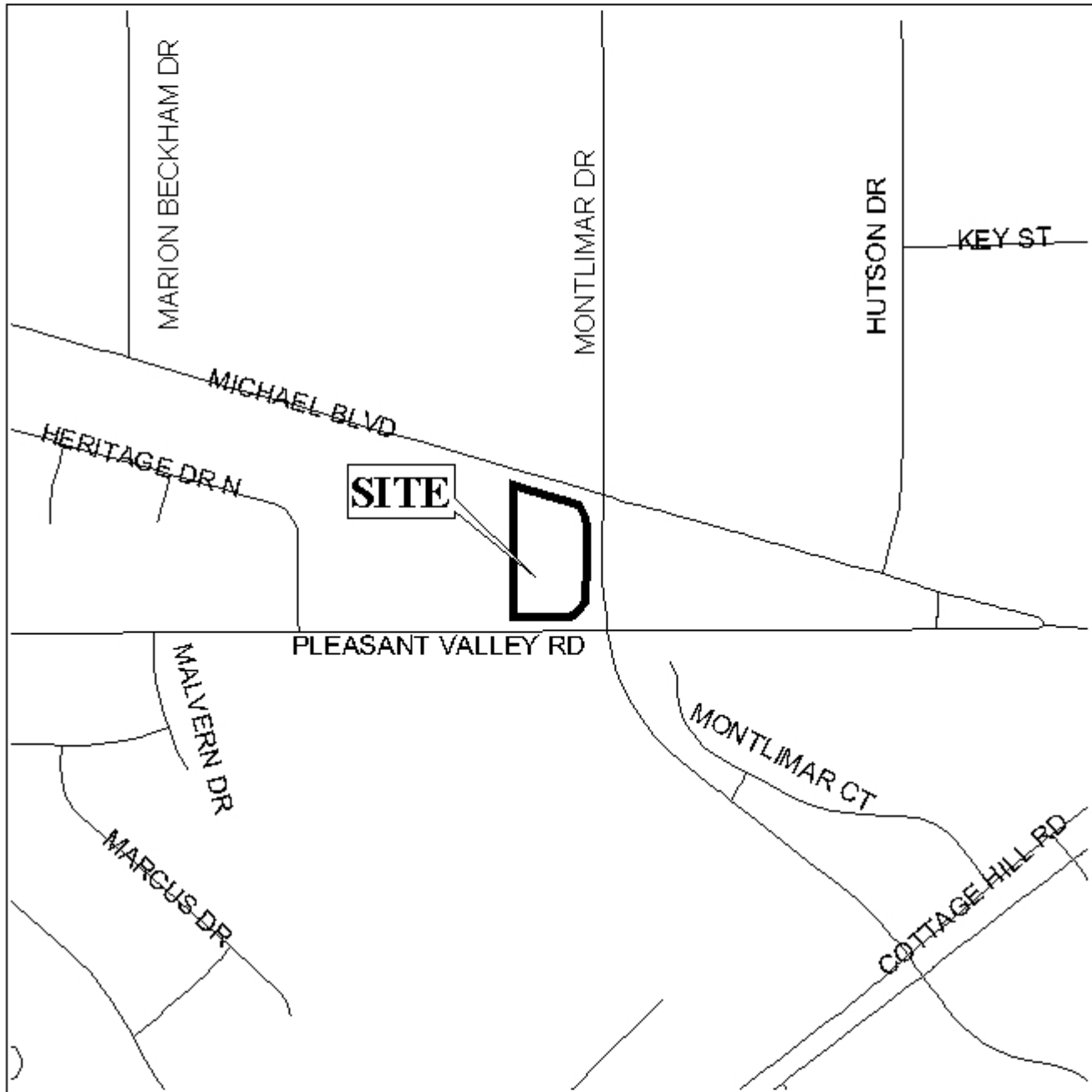
The plat illustrates the proposed 1 lot, 1.8 ± acres subdivision which is located on the West side of Montlimar Drive, extending from Michael Boulevard to Pleasant Valley Road and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

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

Montlimar Creek flows through the site and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

# LOCATOR MAP



APPLICATION NUMBER 21 DATE January 6, 2005

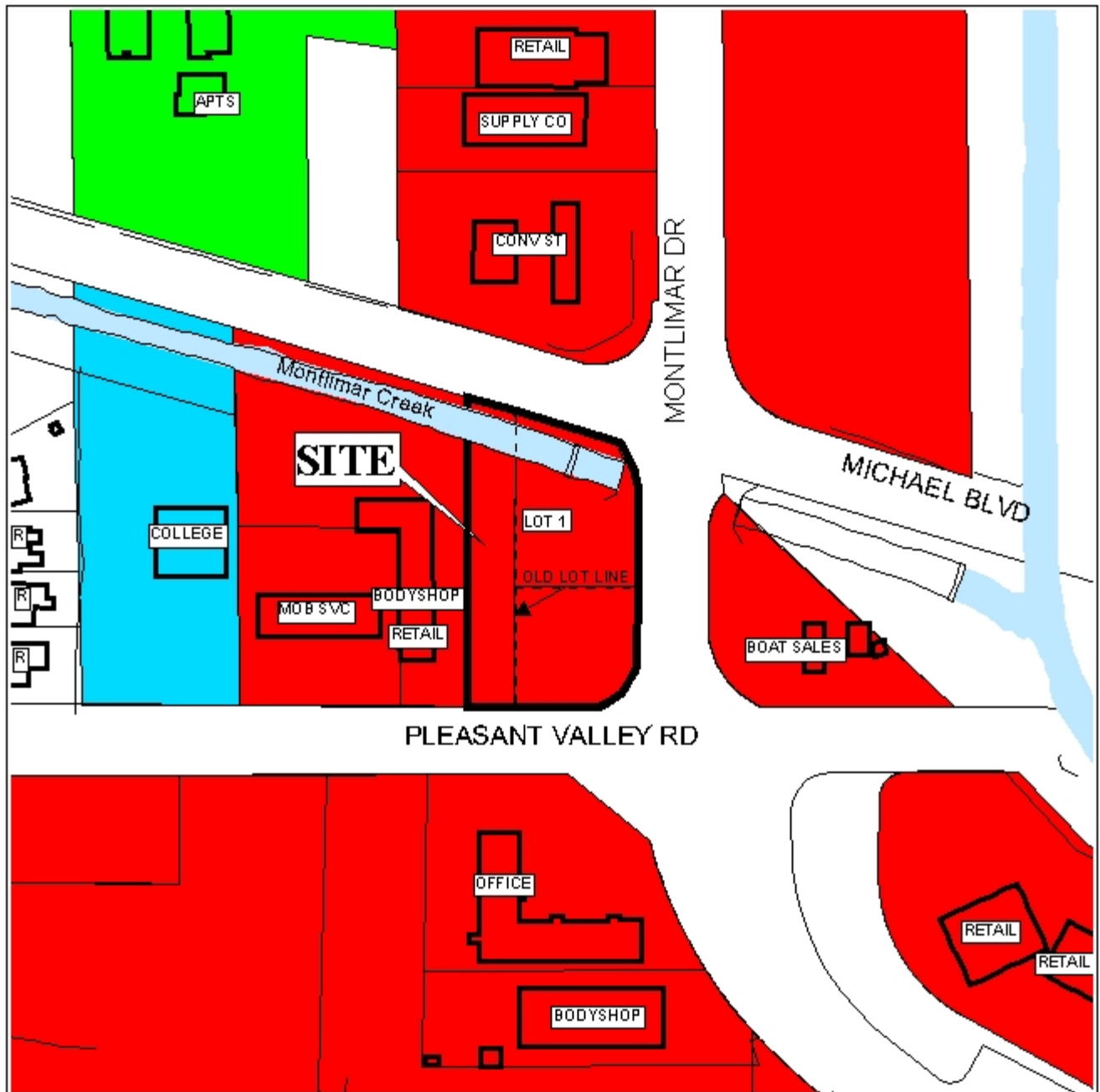
APPLICANT Pleasmont Subdivision, Resubdivision of Lots 3, 4 & 5

REQUEST Subdivision



NTS

# PLEASMONT SUBDIVISION, RESUBDIVISION OF LOTS 3, 4, & 5



APPLICATION NUMBER 21 DATE January 6, 2005

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS