

## **REGENCY EXECUTIVE PARK SUBDIVISION,** **UNIT TWO, RESUBDIVISION OF**

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). Preservation status is to be given to the 55" Live Oak Tree located on the Northeast corner of Lot 2. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

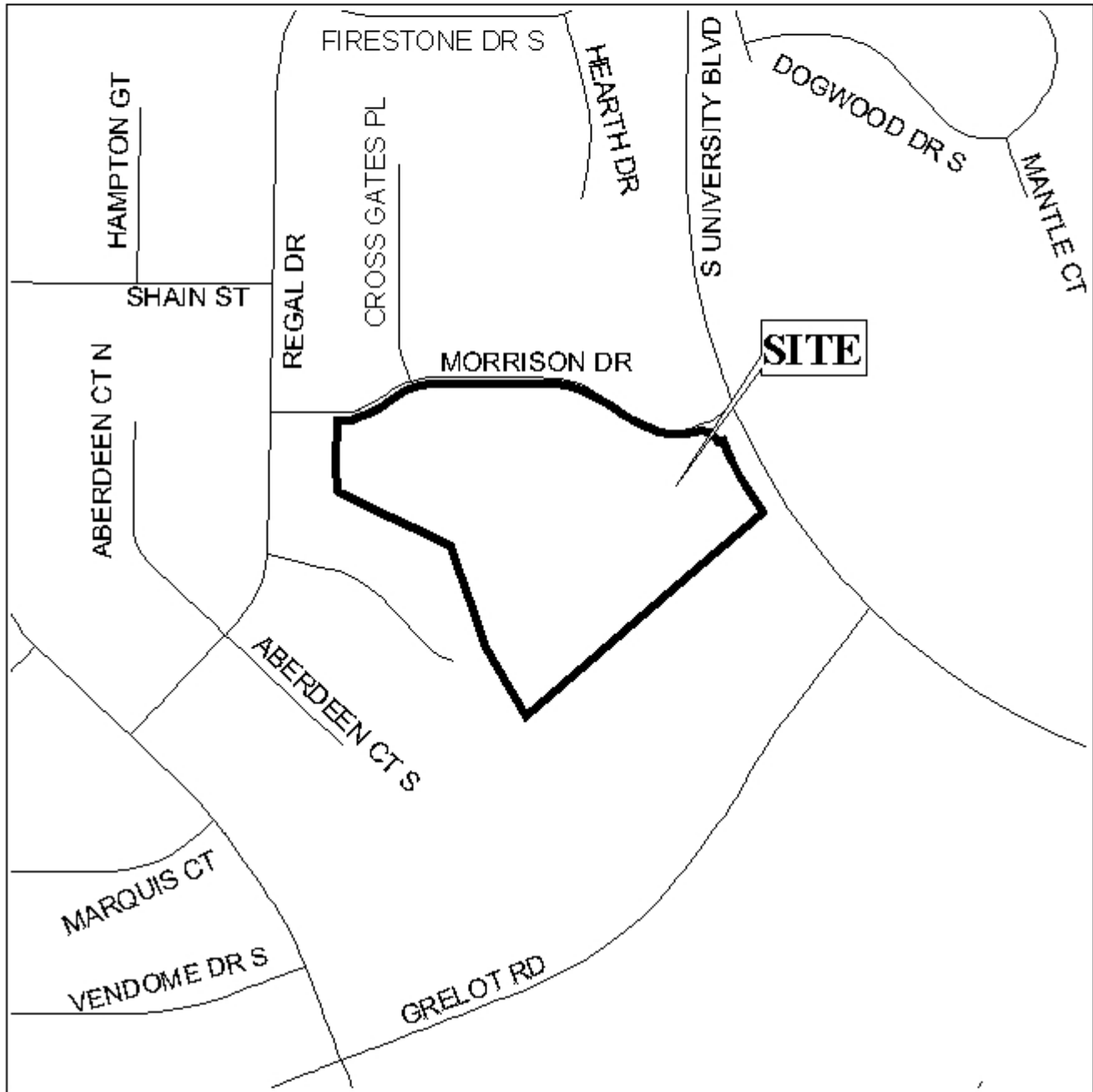
The plat illustrates the proposed 2 lot, 8.9 ± acres subdivision which is located at the Southwest corner of University Boulevard and Morrison Drive and is in City Council District 6. The subdivision is served by public water and sanitary sewer.

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

The site fronts University Boulevard, a planned major street, which has an existing right-of-way in compliance with the Major Street Plan. As University Boulevard is a planned major street, access management is a concern, and there is a traffic signal at the intersection of University Boulevard and Morrison Drive thus direct access to University Boulevard should be denied. Additionally, Lots 1 and 2 should be limited to one curb cut each, with the location and design to be approved by the Traffic Engineer prior to recording.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that Lots 1 and 2 be limited to one curb cut each, with the location and design to be approved by Traffic Engineering; and 2) the placement of a note on the final plat stating that the 55" Live Oak tree located on the Northeast corner of Lot 2 is to be preserved (any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger).

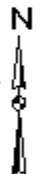
## LOCATOR MAP



APPLICATION NUMBER 13 DATE November 18, 2004

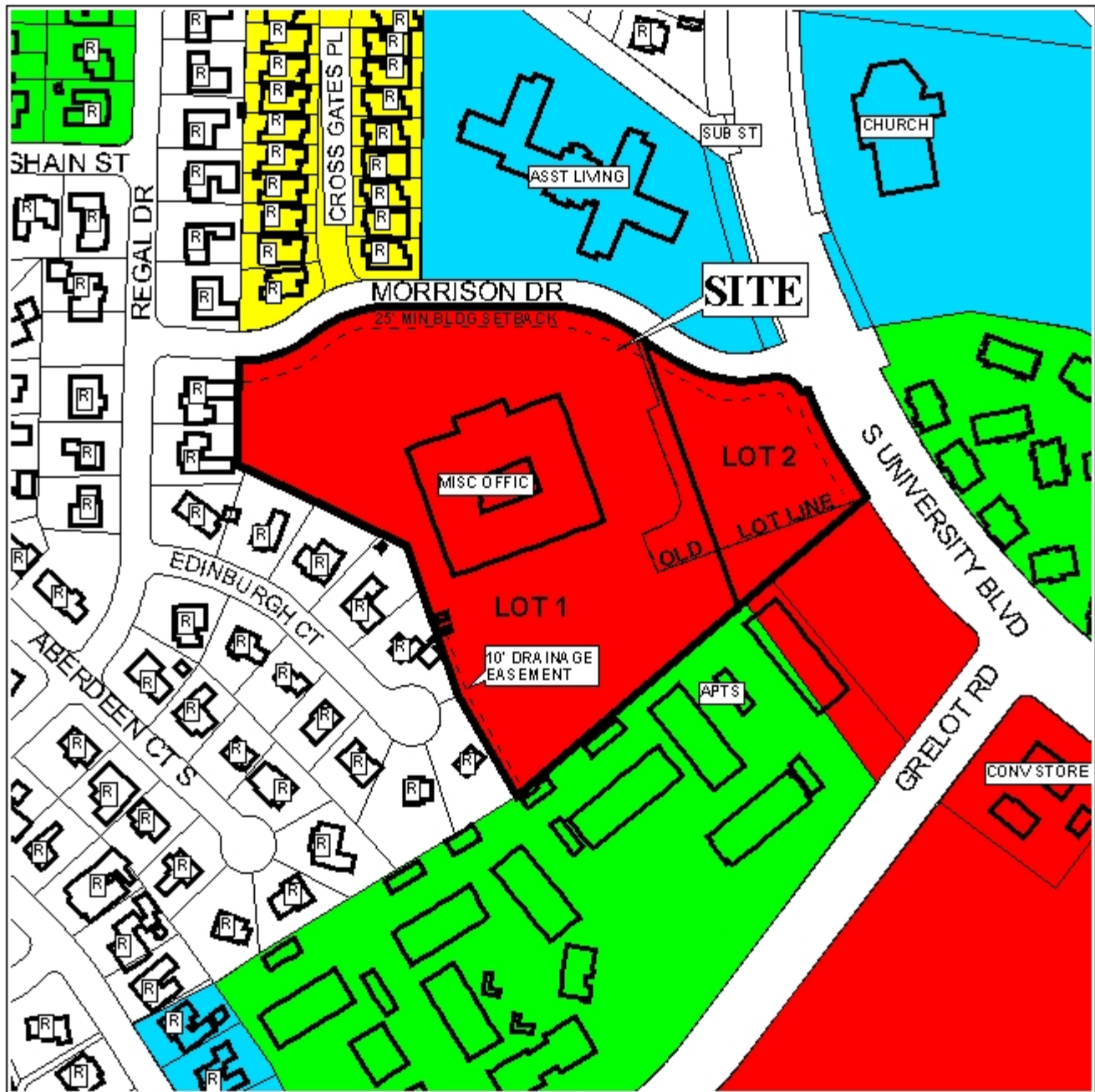
APPLICANT Regency Executive Park Subdivision, Unit Two, Resubdivision of

REQUEST Subdivision



NTS

# REGENCY EXECUTIVE PARK SUBDIVISION, UNIT TWO, RESUBDIVISION OF



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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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