

SULLIVANS 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.

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). As a reminder, any work on or under the 36" Live Oaks located on Lots 1 and 2 is to be permitted and coordinated with Urban Forestry.

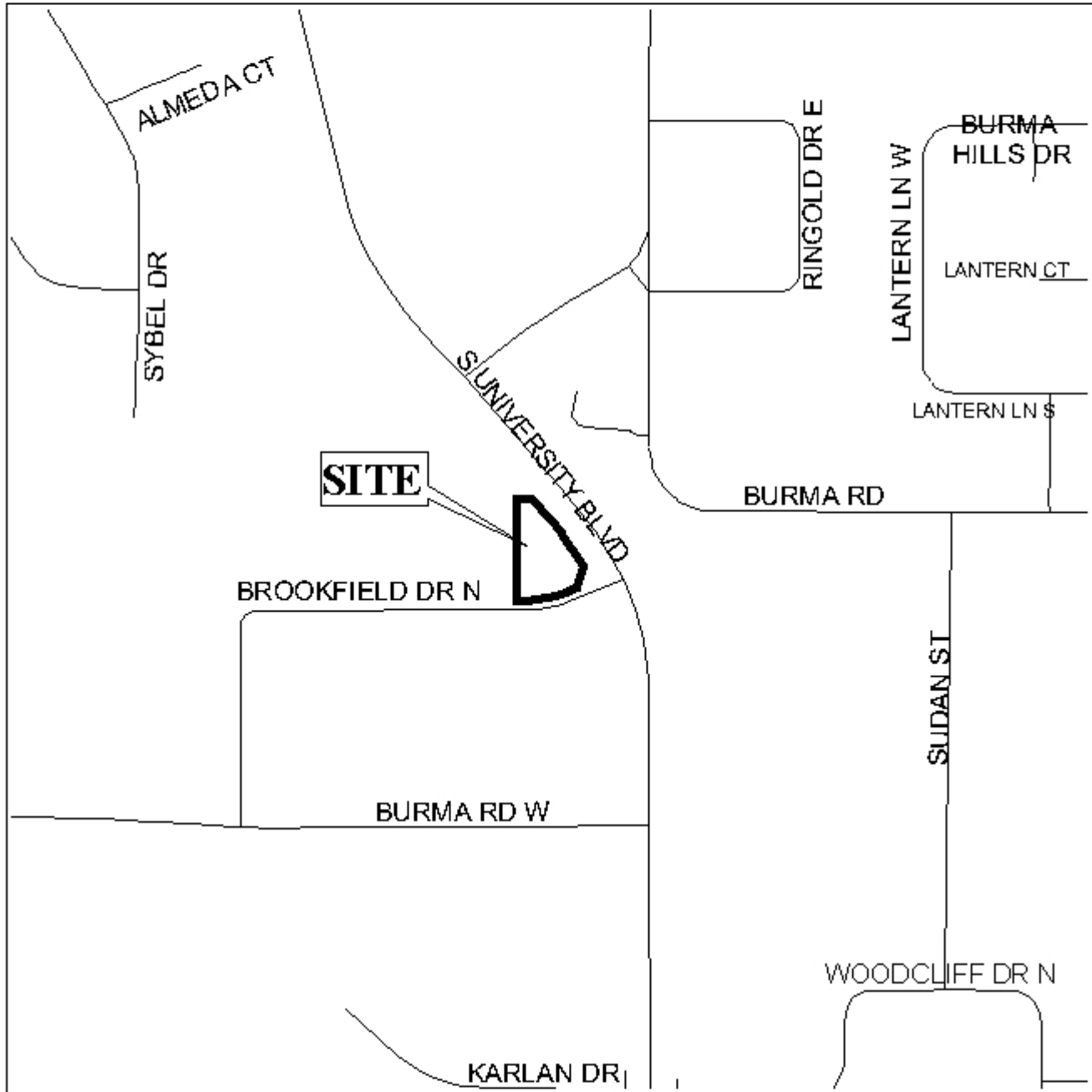
The plat illustrates the proposed 4 lot, 1.1 ± acres subdivision which is located at the Northwest corner of South University Boulevard and Brookfield Drive North and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide three lots into four lots.

Lots 3 and 4 front University Boulevard, a planned major street, and the existing right-of-way is shown as variable. The Major Street Plan requires a 100-foot right-of-way, therefore, the provision of a 75-foot setback from the centerline of University Boulevard, to provide for the right-of-way of the planned major street should be provided. This setback includes the required 25-foot minimum building setback line. Additionally, as a means of access management, a note should be placed on the final plat stating that Lots 3 and 4 are limited to one curb cut each to University Boulevard, with the size, location and design to be approved by Traffic Engineering. Also, Lot 1 should be denied direct access to University Boulevard.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of University Boulevard; 2) the placement of a note on the final plat stating that Lots 3 and 4 are limited to one curb cut each to University Boulevard, with the size, location and design to be approved by Traffic Engineering; 3) the placement of a note on the final plat stating that Lot 1 is denied direct access to University Boulevard; and 4) any work on or under the 36" Live Oaks located on Lots 1 and 2 is to be permitted and coordinated with Urban Forestry.

LOCATOR MAP



APPLICATION NUMBER 20 DATE June 3, 2004

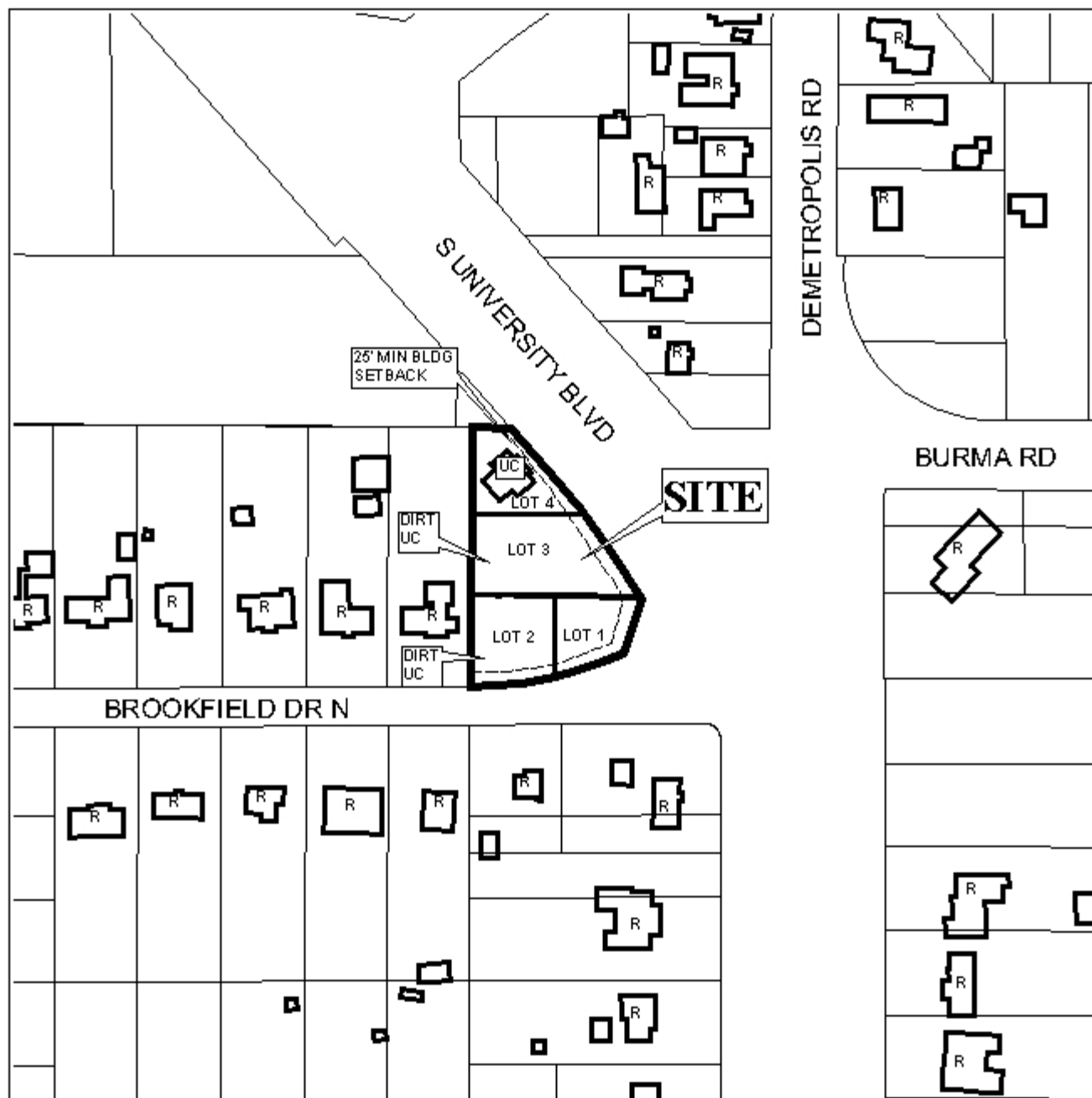
APPLICANT Sullivans Subdivision

REQUEST Subdivision



NTS

SULLIVANS SUBDIVISION



APPLICATION NUMBER 20 DATE June 3, 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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