

## **TOYS – R - US SUBDIVISION**

Engineering Comments: Right-of-way for Television Avenue and Eslava Creek Parkway should be specified on the final plat. The flood zones should be delineated on the plat and the minimum finished floor requirements should be shown on each lot. All drainage easement should be defined on the final plat. 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 lot, 13.9  $\pm$  acres subdivision which is located at the East side of Bel Air Boulevard, extending from Eslava Creek Parkway to Television Avenue and the North terminus of Broadcast Drive, and extending to the Southwest corner of Sage Avenue and Eslava Creek Parkway. The subdivision is served by public water and sanitary sewer.

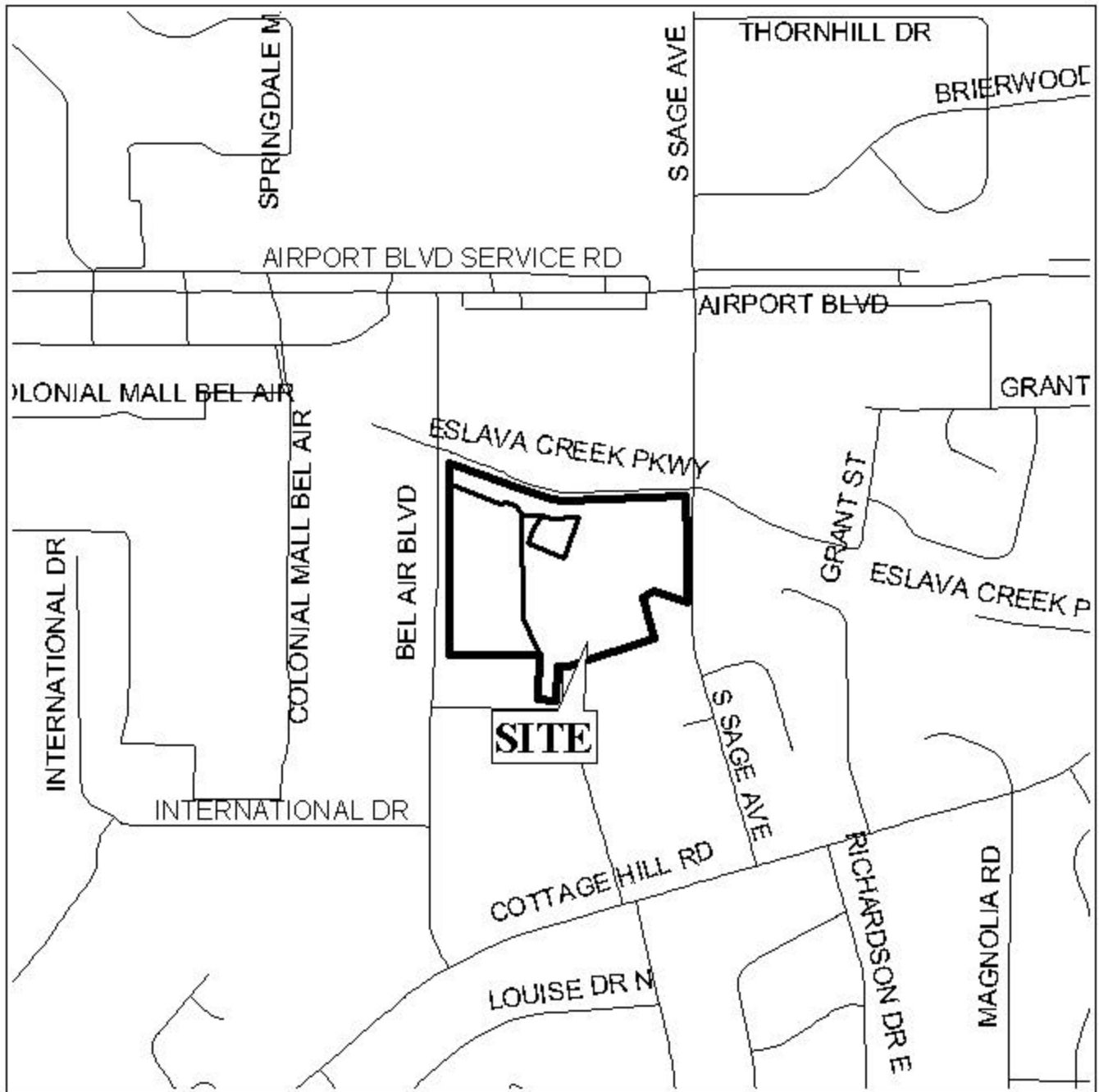
The purpose of this application is to subdivide the site into two legal lots of records.

As a means of access management, a note should be placed on the final plat stating that the size, number, location and design of all curb cuts must be approved by Traffic Engineering.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that no right-of-way for Television Avenue and Eslava Creek Parkway be specified on the final plat; 2) the flood zones be delineated on the plat as well as the minimum finished floor requirements of each lot; 3) that all drainage easement be defined on the final plat; 4) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts be approved by Traffic Engineering; and 5) the placement of the 25-foot minimum building setback lines on the final plat.

## LOCATOR MAP

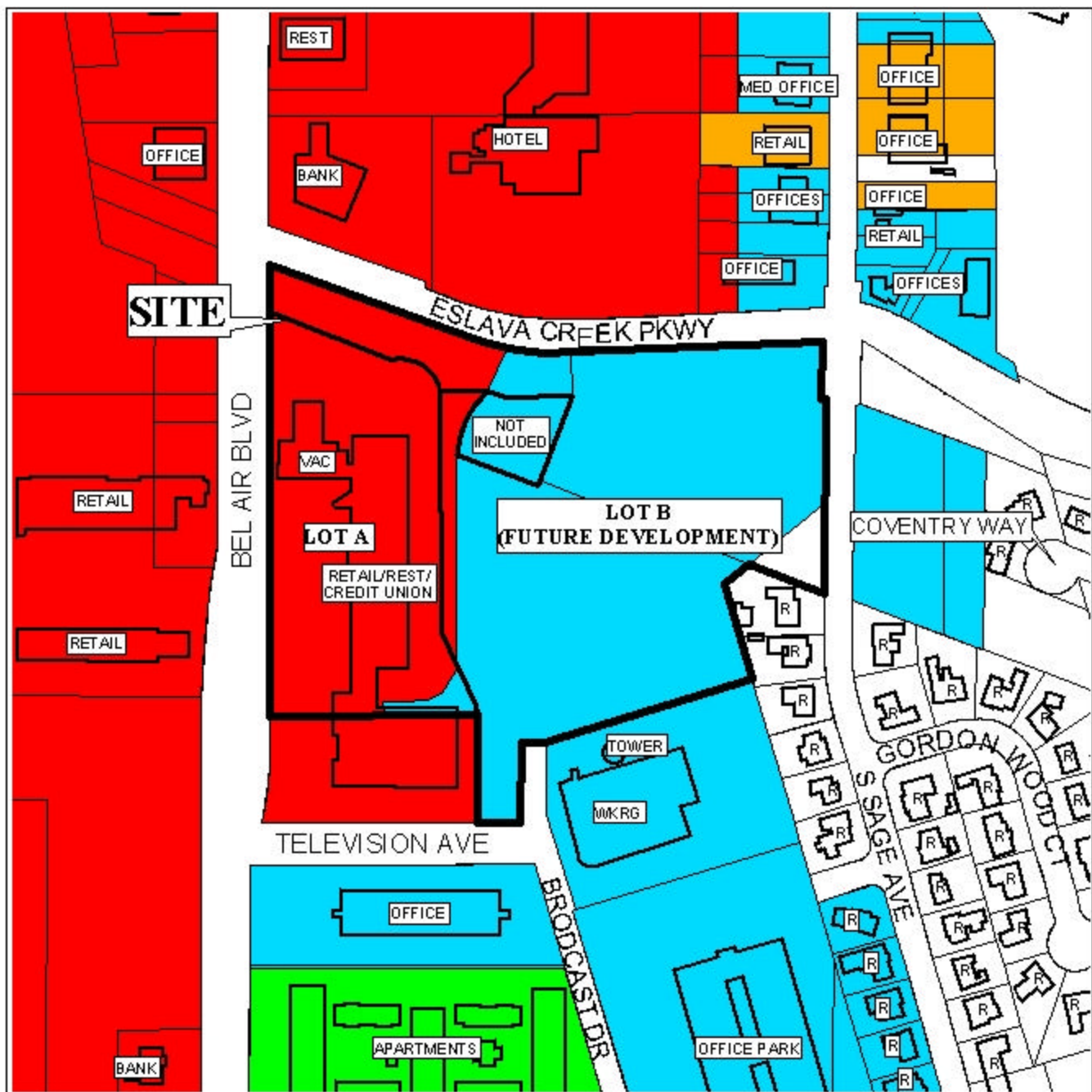


APPLICATION NUMBER 15 DATE October 2, 2003  
APPLICANT Toys-R-Us Subdivision  
REQUEST Subdivison



NTS

## TOYS-R-US SUBDIVISION



APPLICATION NUMBER 15 DATE October 2, 2003

### LEGEND

R-1
  R-2
  R-3
  R-B
  H-B
  B-1
  LB-2
  B-2
  B-3
  B-4
  B-5
  I-1
  I-2



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