

UNIVERSITY VILLAGE 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).

The plat illustrates the proposed 1 lot, 0.7 \pm acre subdivision which is located on the North side of Old Shell Road, 125' \pm East of University Boulevard and is in City Council District 7. The subdivision is served by public water and sanitary sewer.

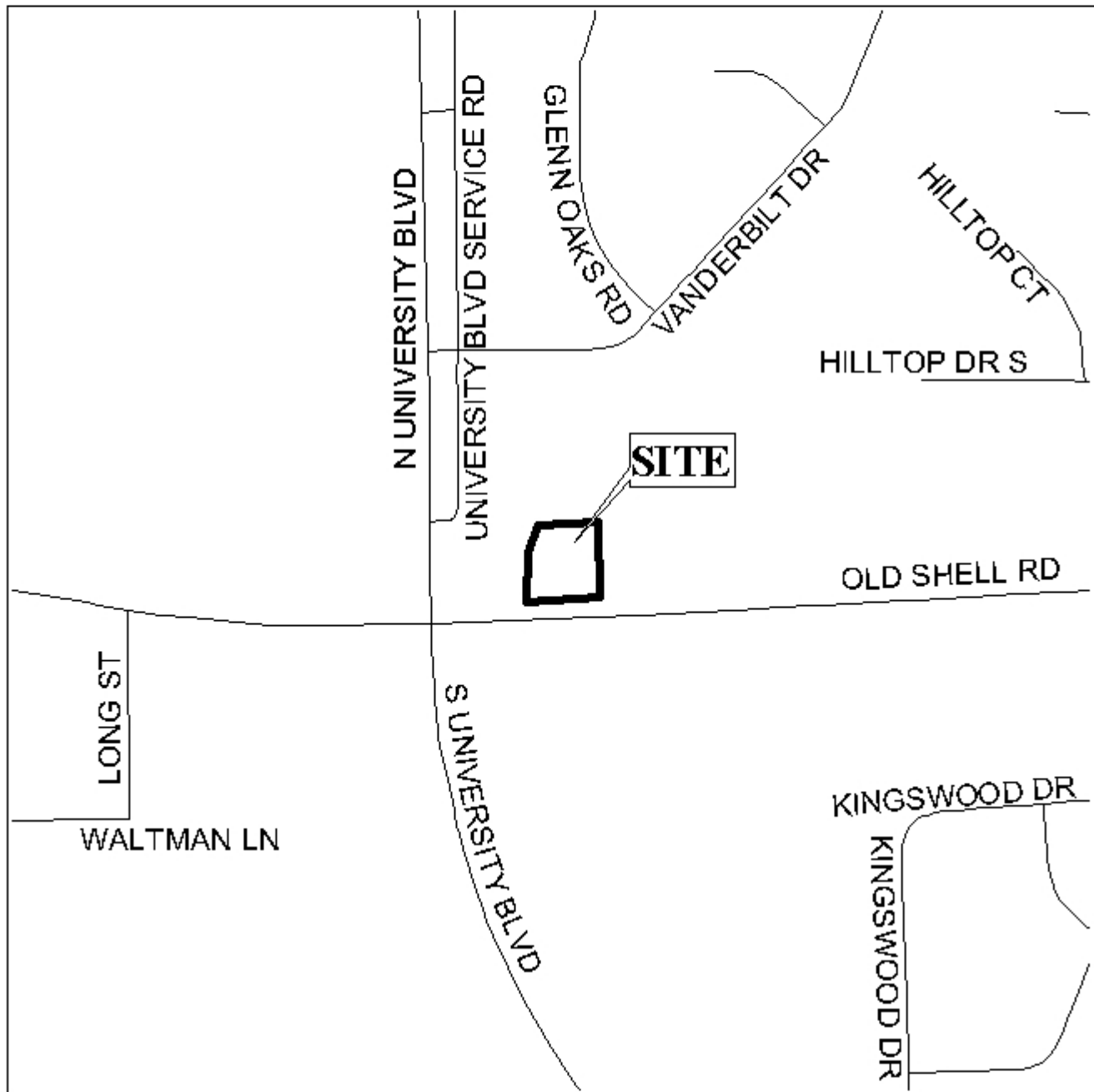
The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel.

For a number of years, the site has been developed as an out parcel for the overall shopping center and the applicant now wishes to create a legal lot of record for a new development. The balance of the property will remain as is, and should be shown as future development. It should be noted that when changes or additions are proposed on the future development portion, subdivision approval will be required.

The site fronts Old Shell Road, a planned major street, and the existing right-of-way is not shown. The Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of Old Shell Road should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that the site is limited to one curb cut to Old Shell Road, with the location, size, and design to be approved by Traffic Engineering, should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Old Shell Road; and 2) the placement of a note on the final plat stating that the site is limited to one curb cut, with the location, size, and design to be approved by Traffic Engineering.

LOCATOR MAP



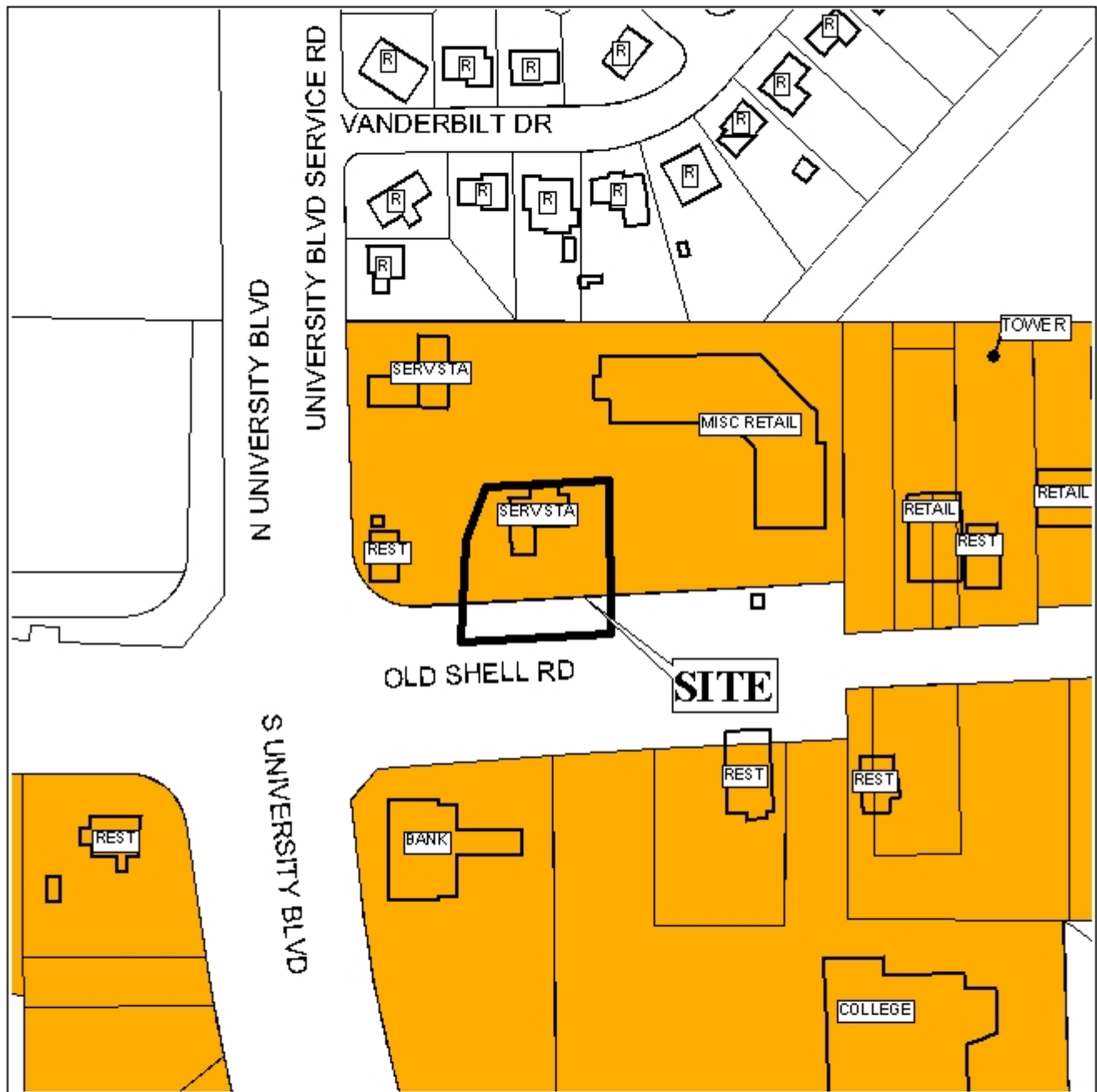
APPLICATION NUMBER 25 DATE September 16, 2004

APPLICANT University Village Subdivision

REQUEST Subdivision



UNIVERSITY VILLAGE SUBDIVISION



APPLICATION NUMBER 25 DATE September 16, 2004

LEGEND



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