

## **VIDMER PLAZA SUBDIVISION, AMENDED PLAT**

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.

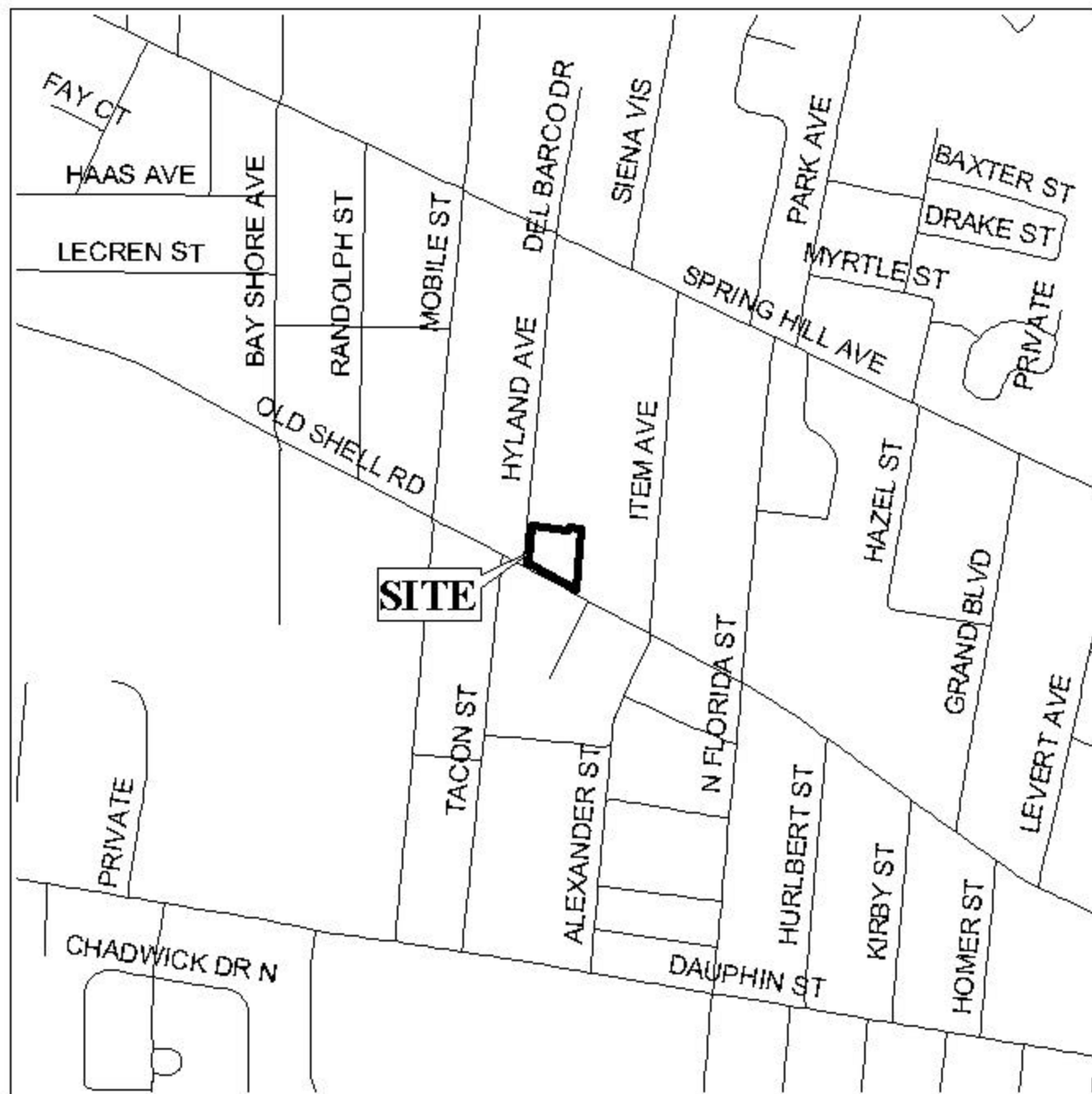
The plat illustrates the proposed 1 lot, 0.9 ± acres subdivision which is located on the Northeast corner of Old Shell Road and Hyland Avenue. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to remove a condition from a previous application denying direct access to Hyland Avenue. Planning Approval and PUD approval, which are site plan specific, were granted to the site; however, the proposed development for the site has changed thus the request for the removal of the condition. It should be noted that removal of this condition from the subdivision would not delete the curb cut restriction of the Planning Approval and PUD if the applicant chooses to act on those approvals.

As a means of access management, a note should be placed on the final plat stating that Lot 1 is limited to one curb cut to Hyland Avenue and one curb cut to Old Shell Road, with the size, location and design to be approved by Traffic Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Hyland Avenue and one curb cut to Old Shell Road, with the size, location and design to be approved by Traffic Engineering.

## LOCATOR MAP

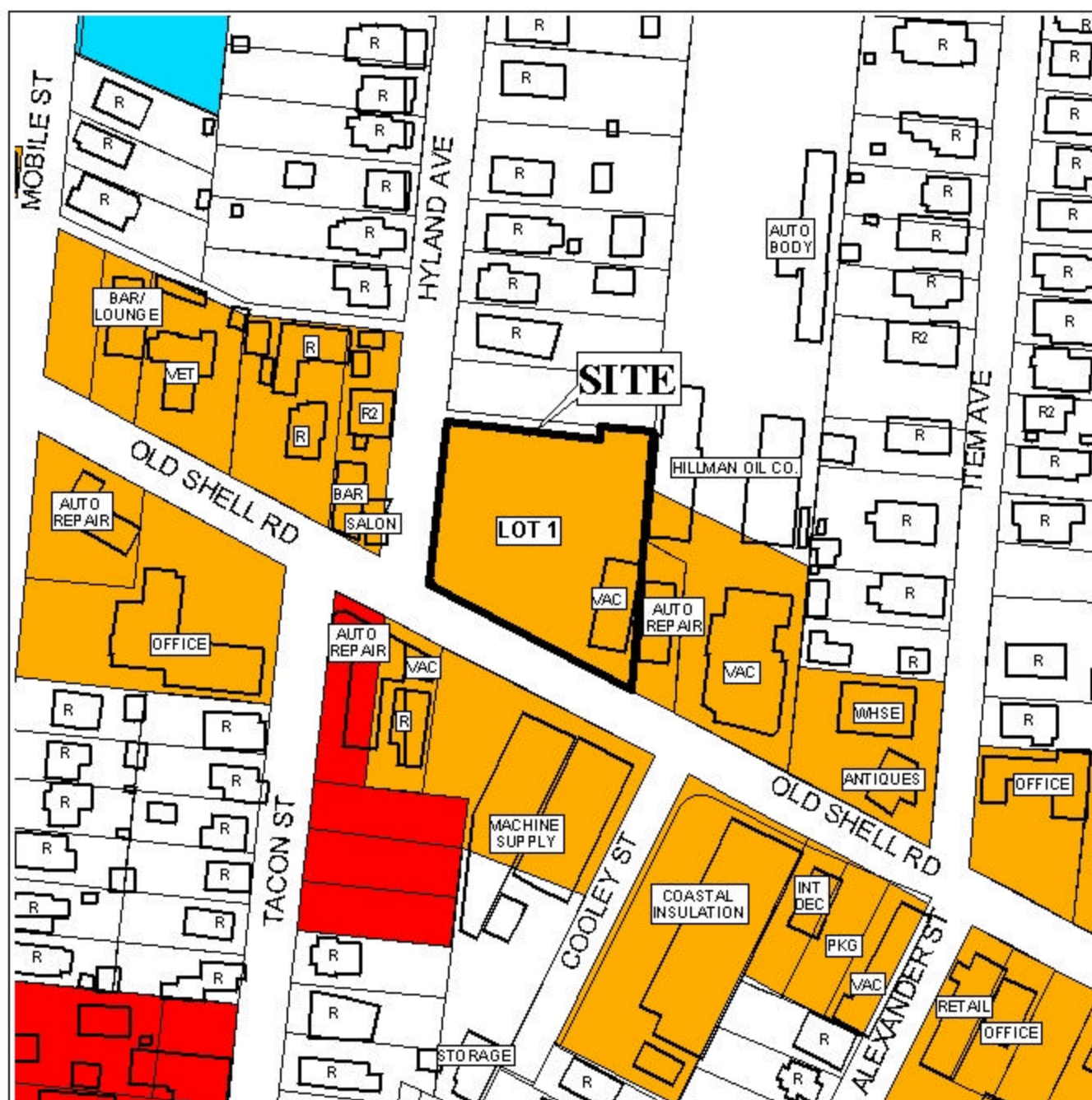


APPLICATION NUMBER 15 DATE August 21, 2003  
APPLICANT Vidmer Plaza Subdivision, Amended Plat  
REQUEST Subdivision



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# VIDMER PLAZA SUBDIVISION, AMENDED PLAT



APPLICATION NUMBER 15 DATE August 21, 2003

LEGEND



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