

GRANDE OAKS AT HILLCREST SUBDIVISION

Engineering Comments: No water can be concentrated onto an adjacent property without a hold harmless agreement. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, 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 48" Live Oak Tree located on the South West corner of Lot 1, the 60" Live Oak Tree located on the South side of Lot 3, the 56" Live Oak Tree located on the South West corner of lot 4, the 76" Live Oak Tree located on the North East corner of Lot 7, the 48" Live Oak Tree located on the South East corner of Lot 8 and the 54" Live Oak Tree located on the West side of Lot 10. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: No comments.

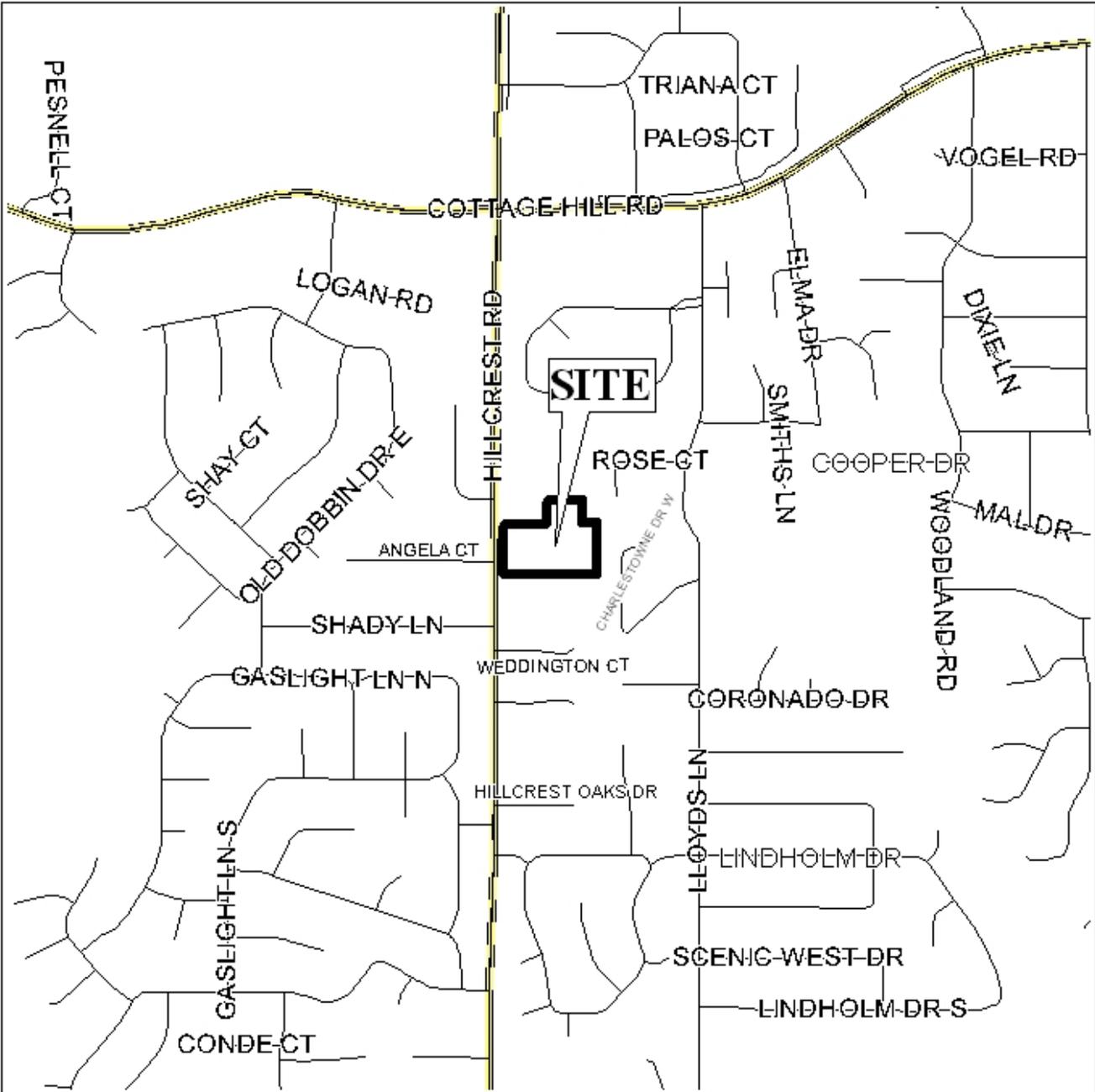
The plat illustrates the proposed 5.4 ± acre, 12-lot subdivision which is located on the side of Hillcrest Road, at the East terminus of Angela Court and is in Council District 6. The applicant states that the site is served by public water and sanitary sewer. The purpose of the application is to create 12 lots from two metes and bounds parcels. The site fronts Hillcrest Road, a planned major street with an adequate 100-foot right-of-way.

The site involves the creation of new streets, which must be constructed to City Engineering standards. Because the site adjoins a one-acre landlocked parcel to the Southeast, a street-stub constructed to City Engineering standards should be provided, or the land-locked parcel should be included in the subdivision, and a minimum of 25-feet of frontage provided on the cul-de-sac proposed for the development. For access management, lots with frontage on Hillcrest Road should be denied direct access to Hillcrest Road.

The plat shows a common area detention area is shown near the Southeast corner of the site, with access provided through a drainage and access easement. A note should be placed on the final plat stating that maintenance of the common (and/or detention) area is the property owners' responsibility.

Based on the preceding, this application is recommended for Holdover until the March 1st meeting, with revisions due by February 5th, to allow the applicant to undertake the following: 1) revision of the application and plat to include and provide access to the land-locked parcel to the South (with additional labels and postage); or 2) revision of the plat to provide a street-stub to the land-locked parcel to the South.

LOCATOR MAP



APPLICATION NUMBER 4 DATE February 1, 2007

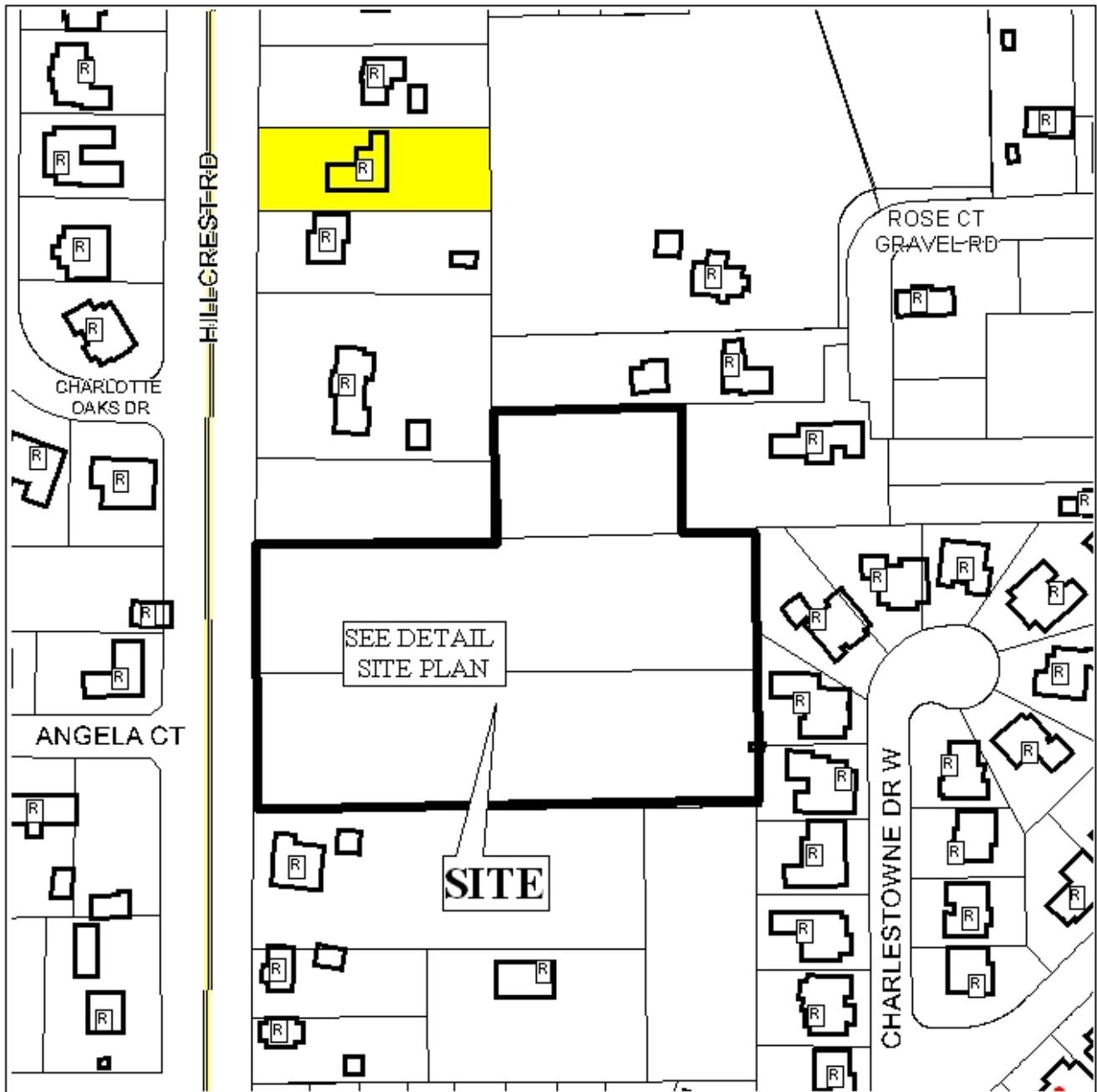
APPLICANT Grande Oaks at Hillcrest Subdivision

REQUEST Subdivision



NTS

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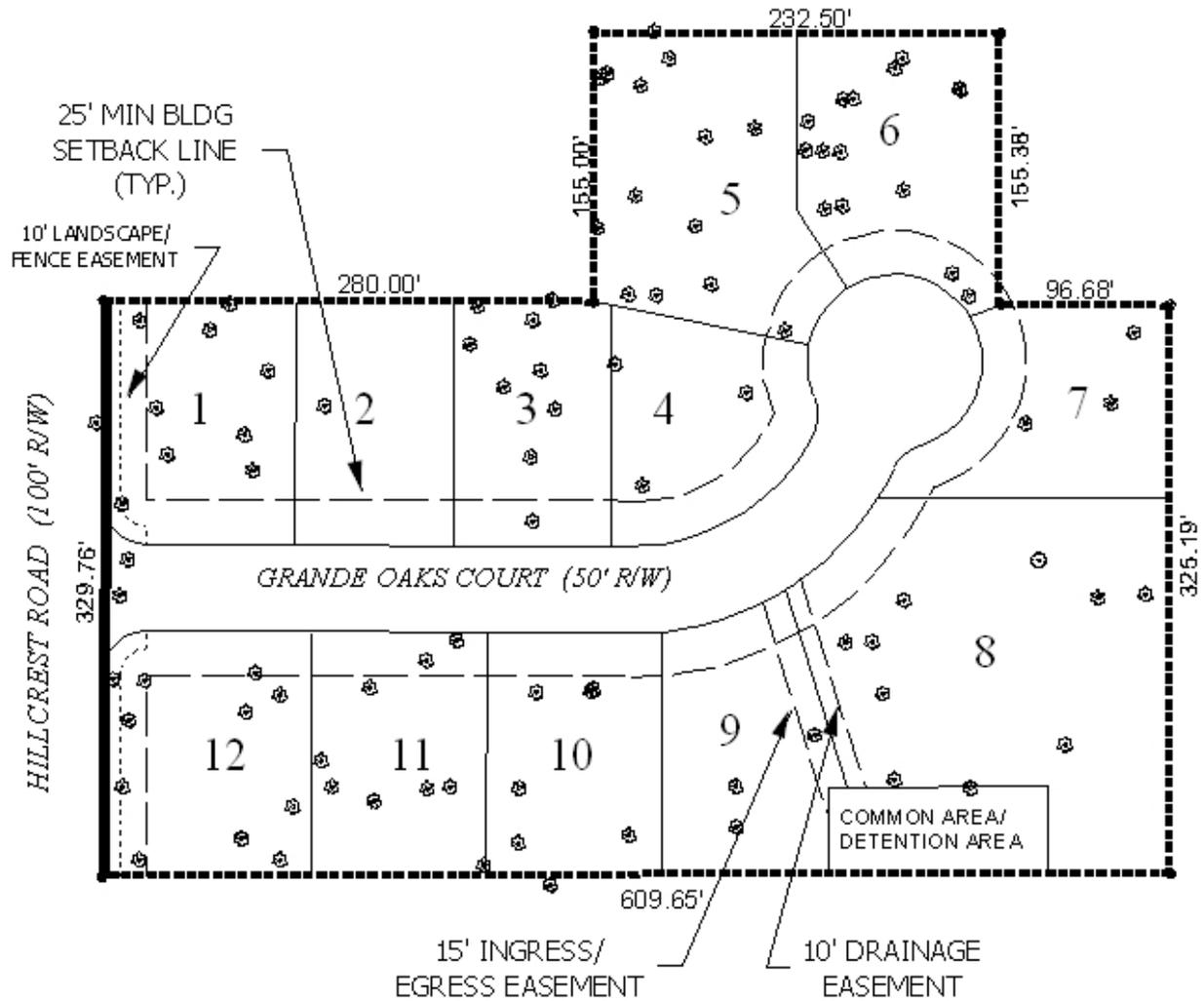
LEGEND

													
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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DETAIL SITE PLAN



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REQUEST Subdivision



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