

DIXON ESTATES SUBDIVISION, UNIT ONE

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 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).

The plat illustrates the proposed 2.6± acre, 3-lot subdivision which is located at the Northeast corner of Tuthill Lane and Stein Avenue and is in Council District 7. The site is served by public water and sanitary sewer.

The purpose of the application is to create a three-lot subdivision from a metes and bounds parcel. The site has frontage on Tuthill Lane, Stein Avenue, and College Lane. As these streets appear to be substandard in width, dedication sufficient to provide 25 feet from the centerlines of all streets will be required. In addition, dedication of a 25-foot curb radius would be required at the intersection of Tuthill Lane and Stein Avenue.

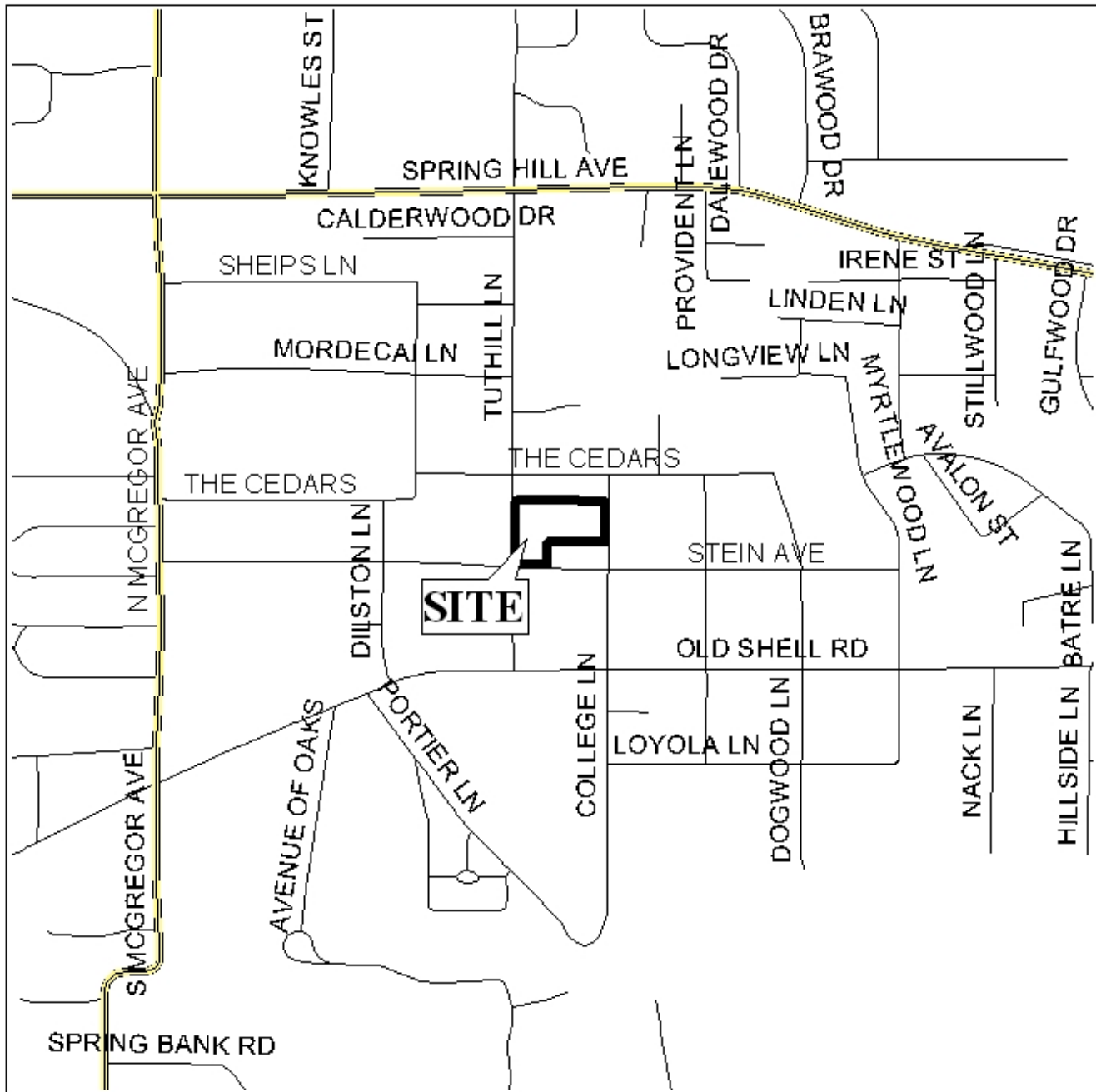
The 25-foot setback lines are not shown for all lots, and would be required on the final plat.

As a means of access management, a note should be placed on the final plat stating that Lot 3 is limited to a single curb cut to each street, and that Lots 1 and 2 are limited to a single curb cut each.

It should also be required that all lots be recorded together, rather than in phases.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25 feet from the centerlines of Tuthill Lane, Stein Avenue, and College Lane; 2) dedication of a 25-foot curb radius at the intersection of Tuthill Lane and Stein Avenue; 3) the depiction of the 25-foot setback lines on the final plat; 4) the placement of a note on the final plat stating that the Lots 1 and 2 are limited to a single curb cut each, and that Lot 3 is limited to a single curb cut to each street; and 5) that all lots be recorded at the same time.

LOCATOR MAP



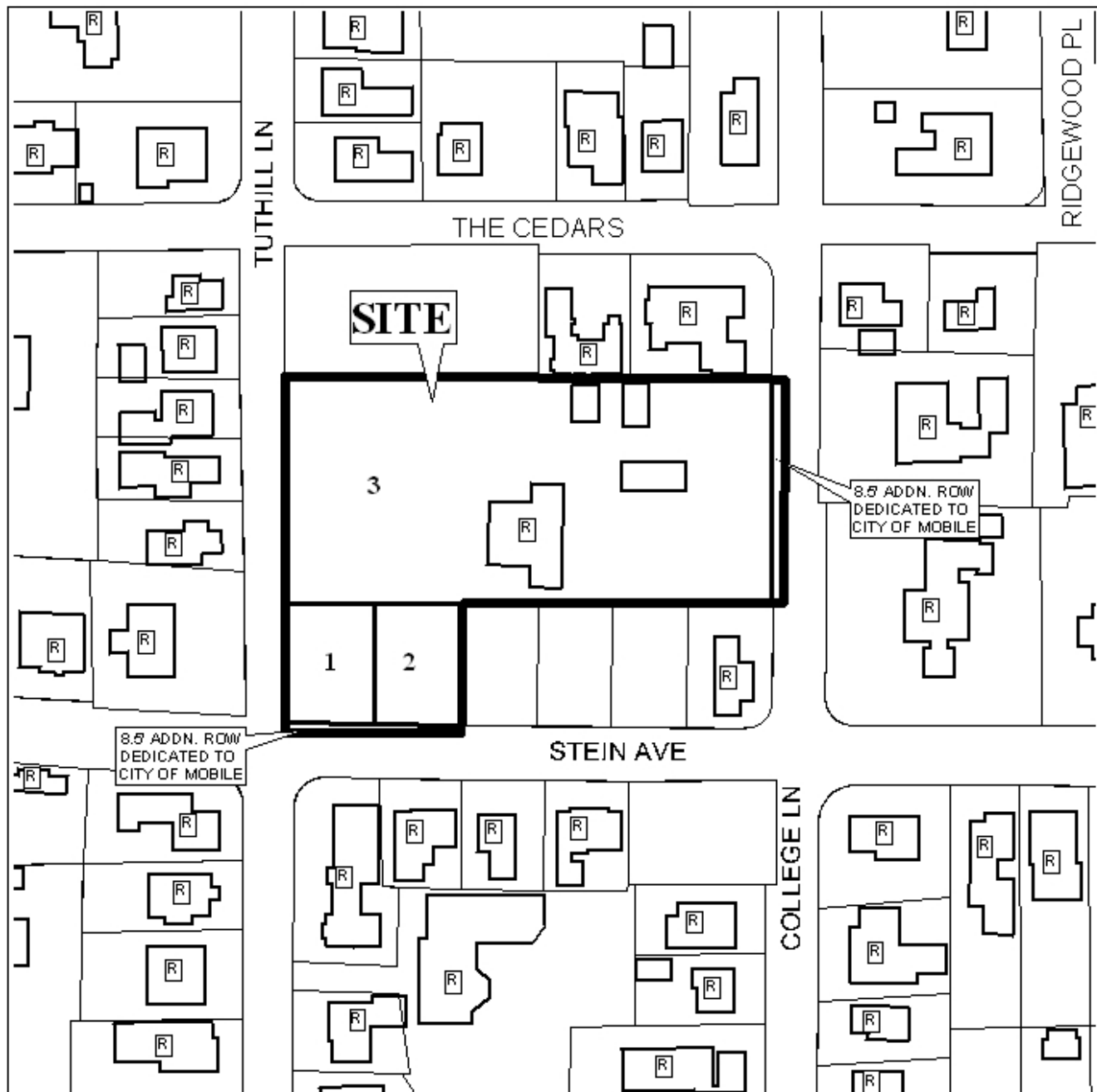
APPLICATION NUMBER 5 DATE March 16, 2006

APPLICANT Dixon Estates Subdivision, Unit One

REQUEST Subdivision



DIXON ESTATES SUBDIVISION, UNIT ONE



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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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