

## **COMPOUND W II SUBDIVISION**

Engineering Comments: Development will impact environmentally sensitive streams. All stormwater ordinance requirements must be strictly adhered to. Engineering will require drainage easements to encompass 100 year flood area. 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 3 lot, 69 acre subdivision which is located at the Southeast corner of Cody Road and Bruns Drive. The site is served by public water and sanitary sewer.

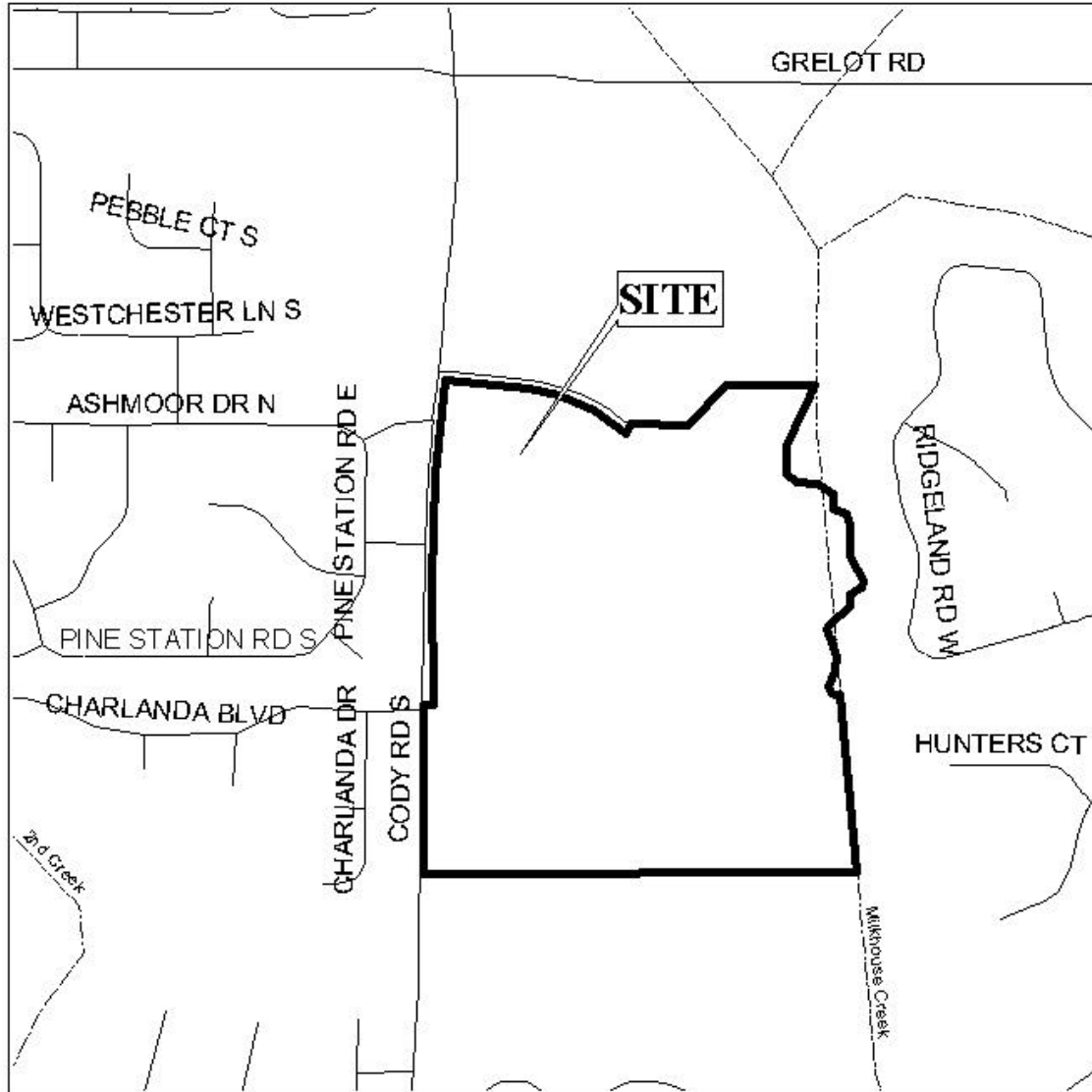
The site fronts Cody Road, a planned major street and the right-of-way is illustrated as variable. Lot 1 will consist of an estate residence, not apartments; therefore, an additional setback to allow for the planned major street should be required. However, as Lot 2 is commercial property, the dedication of sufficient right-of-way to provide 50-feet from the centerline of the major street should be required. Moreover, the placement of a note on the final plat stating that the location, number and design of all curb cuts shall be approved by Traffic Engineering, should be required.

As illustrated on the Vicinity Map, the site is spilt zoned, thus the submission and approval of rezoning applications to eliminate the split zoning should be required prior to the issuance of a Certificate of Occupancy.

The site is adjacent to Milkhouse Creek, thus the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of an additional setback to provide 75-feet from the centerline of Cody Road (Lot 1); 2) the dedication of adequate right of way to provide 50-feet from the centerline of Cody Road (Lot 2); 3) placement of a note on the final plat stating that the location, number and design of all curb cuts shall be approved by Traffic Engineering; 4) the submission and approval of rezoning applications to eliminate split zoning prior to the issuance of a Certificate of Occupancy; 5) the approval of all applicable federal, state and local agencies; and 6) full compliance with City Engineering Comments (strict adherence to all stormwater ordinance requirements, provision of drainage easements to encompass 100 year flood area, compliance with all stormwater and flood control ordinances, any work performed in the right of way will require a right of way permit).

## LOCATOR MAP



APPLICATION NUMBER 10 DATE December 4, 2003

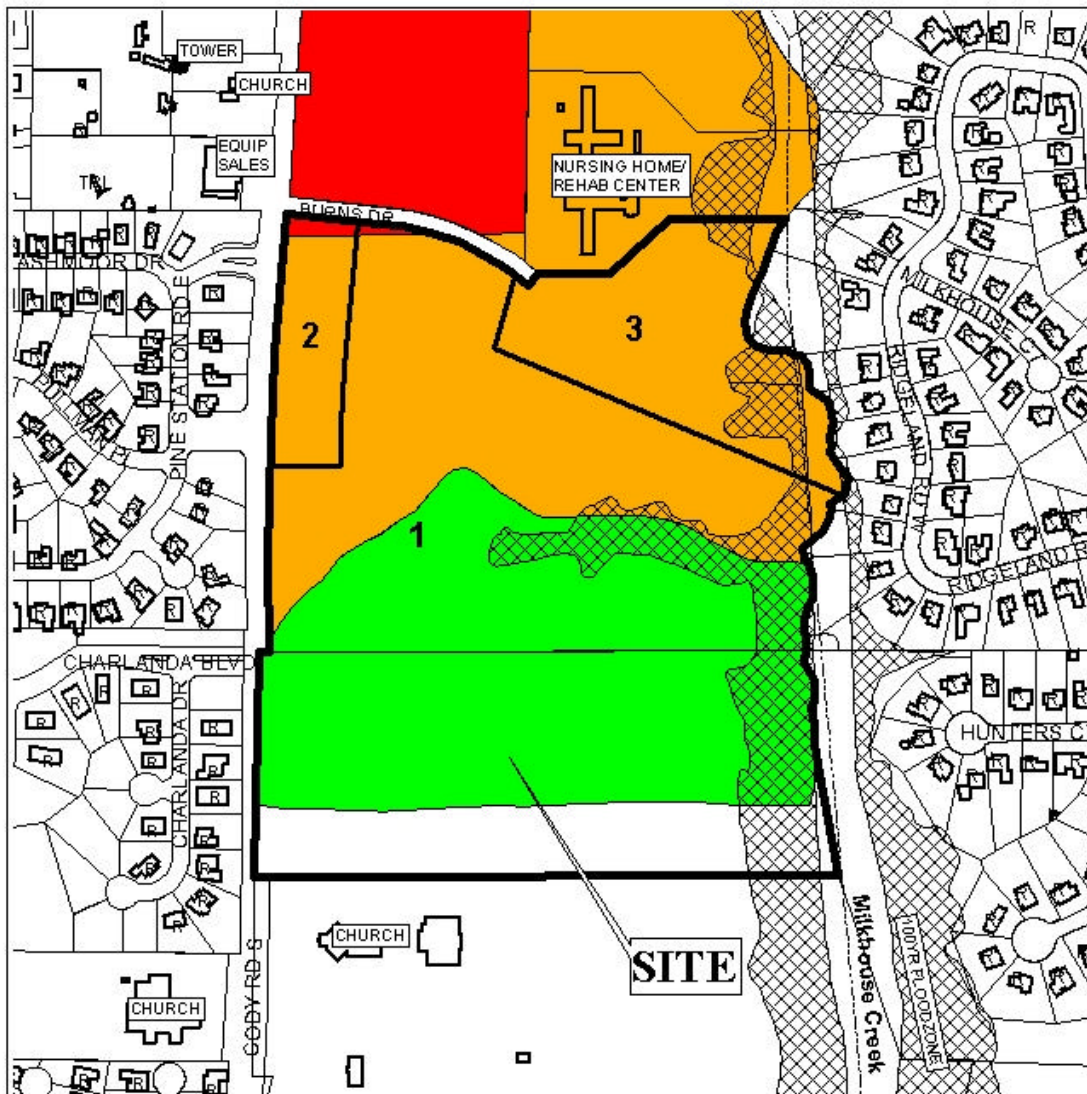
APPLICANT Compound W II

REQUEST Subdivision



NTS

# COMPOUND W II SUBDIVISION



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LEGEND

