

SPRINGHILL PLACE SUBDIVISION

Engineering Comments: Verify that revisions to original subdivision approval do not revise the drainage/detention in the approved and permitted land disturbance application, which is currently under construction. 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 70" Live Oak Tree located on the West side of Lot 6 to remain. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

The plat illustrates the proposed 2.8± acre, 8-lot subdivision, which is located at the Northwest corner of Bishop Lane North and Broadway Drive and is in Council District 7. The site is served by public water and sanitary sewer.

The purpose of the application is to create an eight-lot subdivision from a metes and bounds parcel.

The site fronts Bishop Lane, which has a 50-foot right-of-way, and an unopened right-of-way for Broadway Street, which ranges from approximately 35 to 40 feet in width adjacent to the site. The plat illustrates dedication of 7.5 feet for future construction of Broadway Street. However, a radius is not provided at the intersection of Bishop Lane and Broadway Street..

The site was denied Subdivision Approval for a private-street subdivision with a substandard street and substandard setbacks in 2005. A redesign of that project that eliminated the private street, and illustrated an eight-lot subdivision with six lots fronting Bishop Lane, and two fronting the City-maintained portion of Broadway Street was approved in October of 2005. The plat also illustrated a continuous 15-foot wide strip of common area that borders the rear of all lots, as well as the unopened portion of Broadway Street.. As the subdivision plat was not recorded, nor was an extension requested, the subdivision has expired.

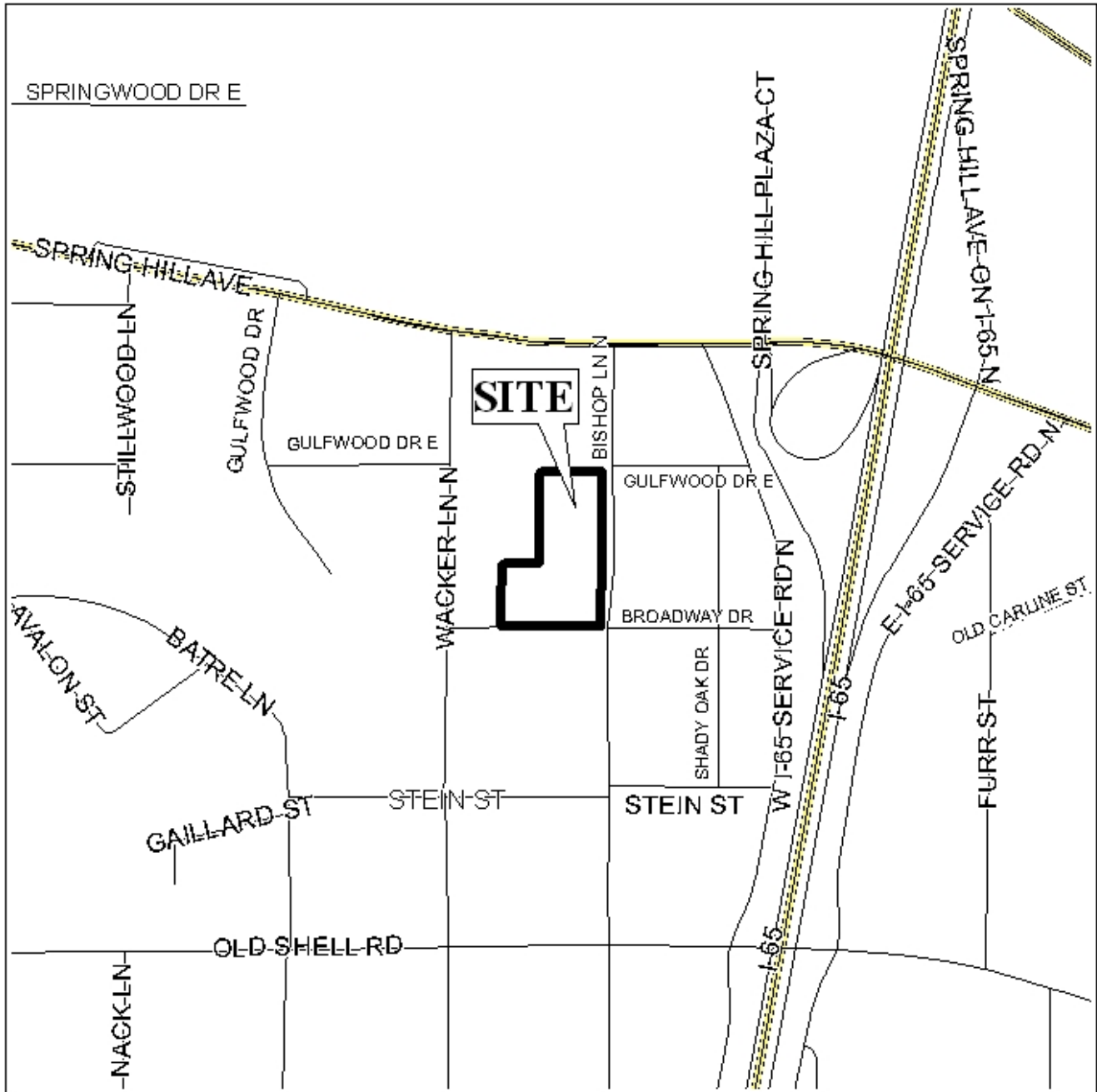
The plat now before the Commission is virtually identical to the plat that was approved in 2005, with the exception of the 15-foot wide strip of common area, which is now shown as a drainage easement. The plat reflects several grate inlets which will conduct stormwater to the detention system provided in a common area at the Southeast corner of the site. Some modifications to this detention system may be required to accommodate the dedication of a radius at the intersection of Bishop Land and Broadway Street.

The plat contains a note indicating that the existing house and asphalt drive on the site are to be removed; this would need to be accomplished and verified prior to signing the final plat.

Based on the preceding, the plat is recommended for Tentative Approval subject to the following conditions:

- 1) dedication along Broadway Street to provide 25' from centerline, as shown on the plat submitted;
- 2) dedication of an appropriate radius at the intersection of Broadway Street and Bishop Lane, to be approved by City Engineering and Traffic Engineering;
- 3) modification of stormwater detention facilities to accommodate the dedication for radius, if necessary, to be approved by City Engineering;
- 4) preservation of the 70" Live Oak Tree on the West side of Lot 6, with any work on or under this tree to be permitted and coordinated with Urban Forestry, and removal to be permitted only in the case of disease or impending danger;
- 5) removal of the existing house and drive prior to signing the final plat;
- 6) the placement of a note on the final plat stating that maintenance of common areas will be the responsibility of the property owners;
- 7) the placement of a note on the final plat stating that each lot is limited to a single curb cut; and
- 8) the depiction of the 25-foot setback for all lots (measured from the Broadway Street dedication, for lots 3 and 4).

LOCATOR MAP



APPLICATION NUMBER 14 DATE April 5, 2007

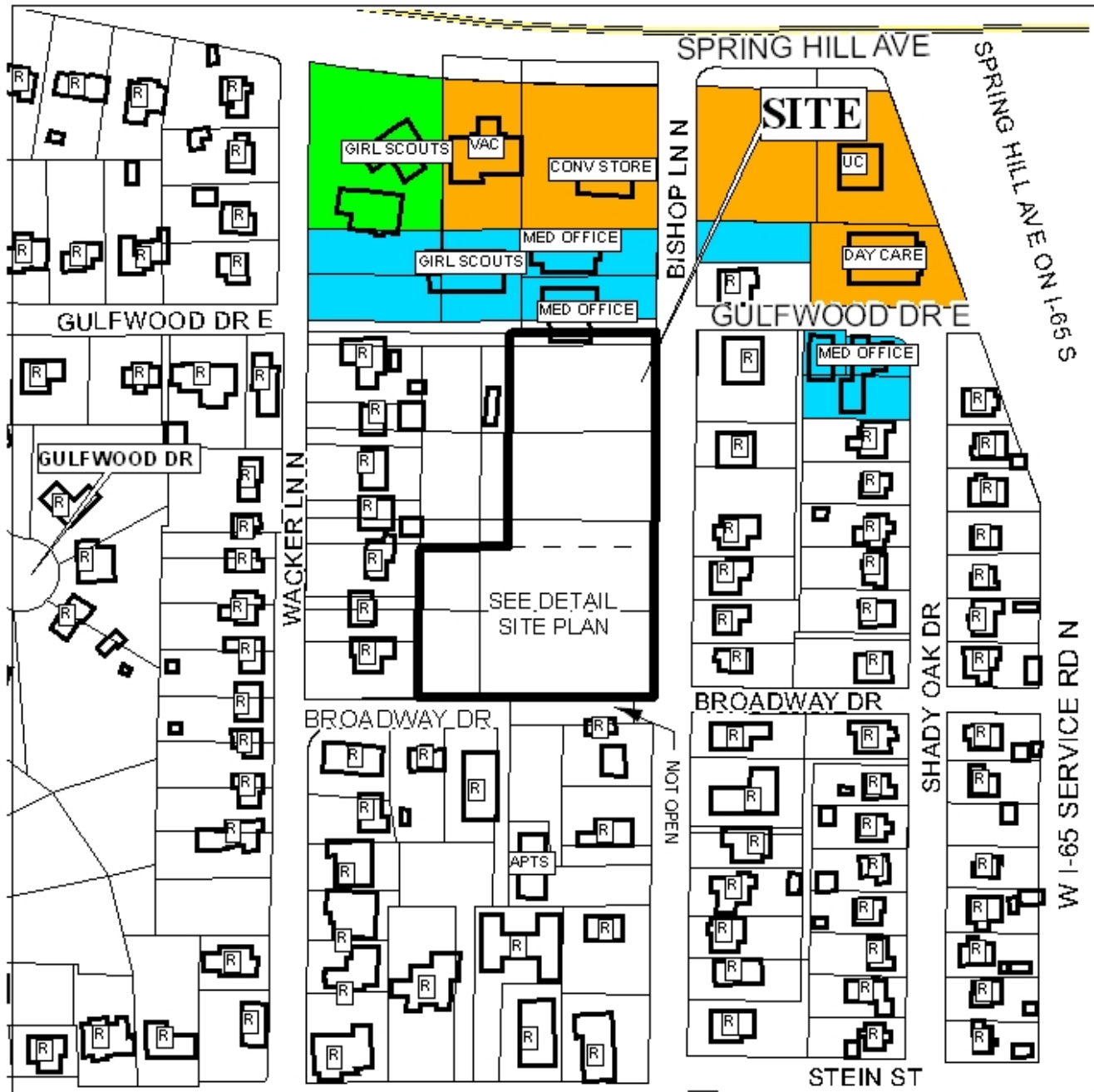
APPLICANT Springhill Place Subdivision

REQUEST Subdivision



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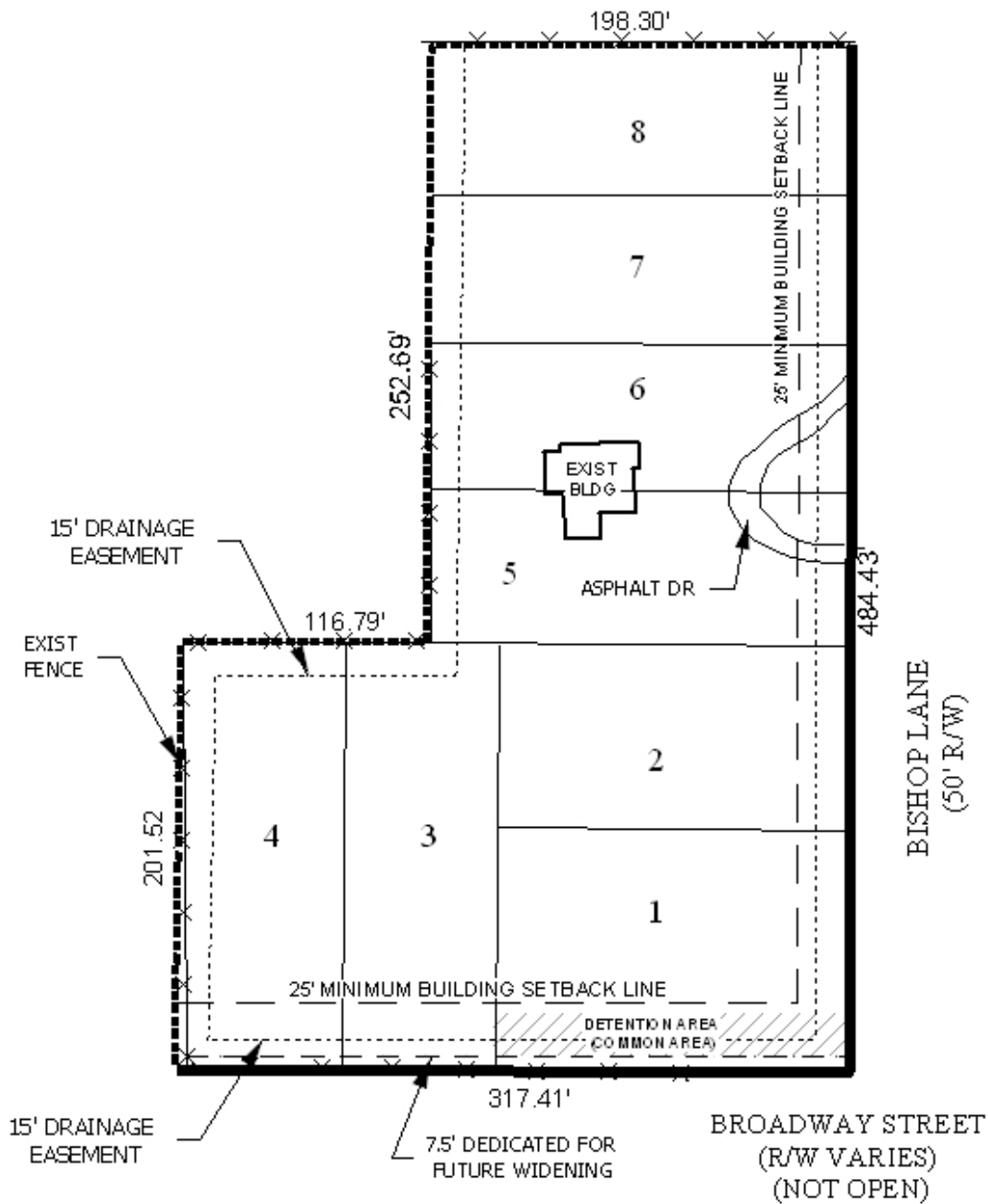
LEGEND

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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