

LILLIE B. DAY CARE SUBDIVISION

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 $0.4 \pm$ acres, 1 lot subdivision which is located on the South side of Spring Hill Avenue, $860' \pm$ West of Broad Street. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel.

Spring Hill Avenue, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. With the site being located on a major street, access management is a concern; therefore the placement of a note on the final plat stating that the site is limited to one curb cut to Spring Hill Avenue with the location and design to be approved by Traffic Engineering would be appropriate.

As illustrated on the plat, the site is adjacent to and has accesses via a ten-foot wide alley. The staff conducted research to determine if the alley is recognized or maintained by the city. The research indicated that the city does not recognize or maintain the 10-foot wide alley; therefore, the placement of a note on the final plat stating the site is denied access alley or the submission of an Administrative PUD to allow for shared access, should be required

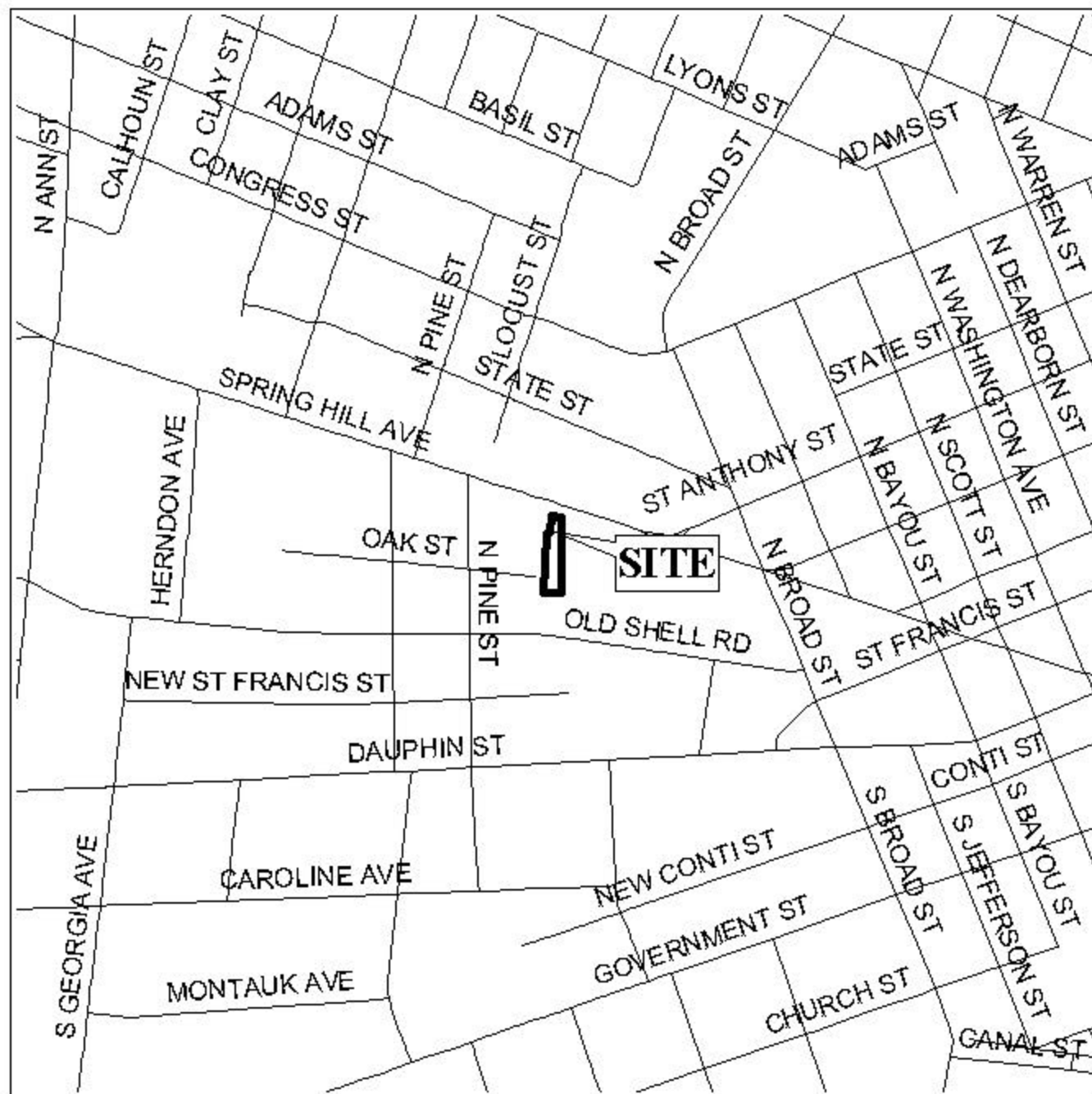
As illustrated on the Vicinity Map, there are existing structures on the property to the west that encroach into the side yard setback; however, these structures are “non-conforming” and thus have no bearing on the proposed subdivision.

As this site being zoned commercially, a buffer in compliance with Section V.A.7 of the Subdivision Regulations should be required where the site adjoins residential property.

The twenty-five foot minimum building setback line is not shown but would be required on the final plat.

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 the site is limited to one curb cut to Spring Hill Avenue with the location and design to be approved by Traffic Engineering; 2) the placement of a note on the final plat stating the site is denied access to the alley or the submission of an Administrative PUD to allow for shared access; 3) the provision of a buffer in compliance with Section V.A.7 of the Subdivision Regulations should be required where the site adjoins residential property; and 4) the placement of the twenty-five foot minimum building setback line on the final plat.

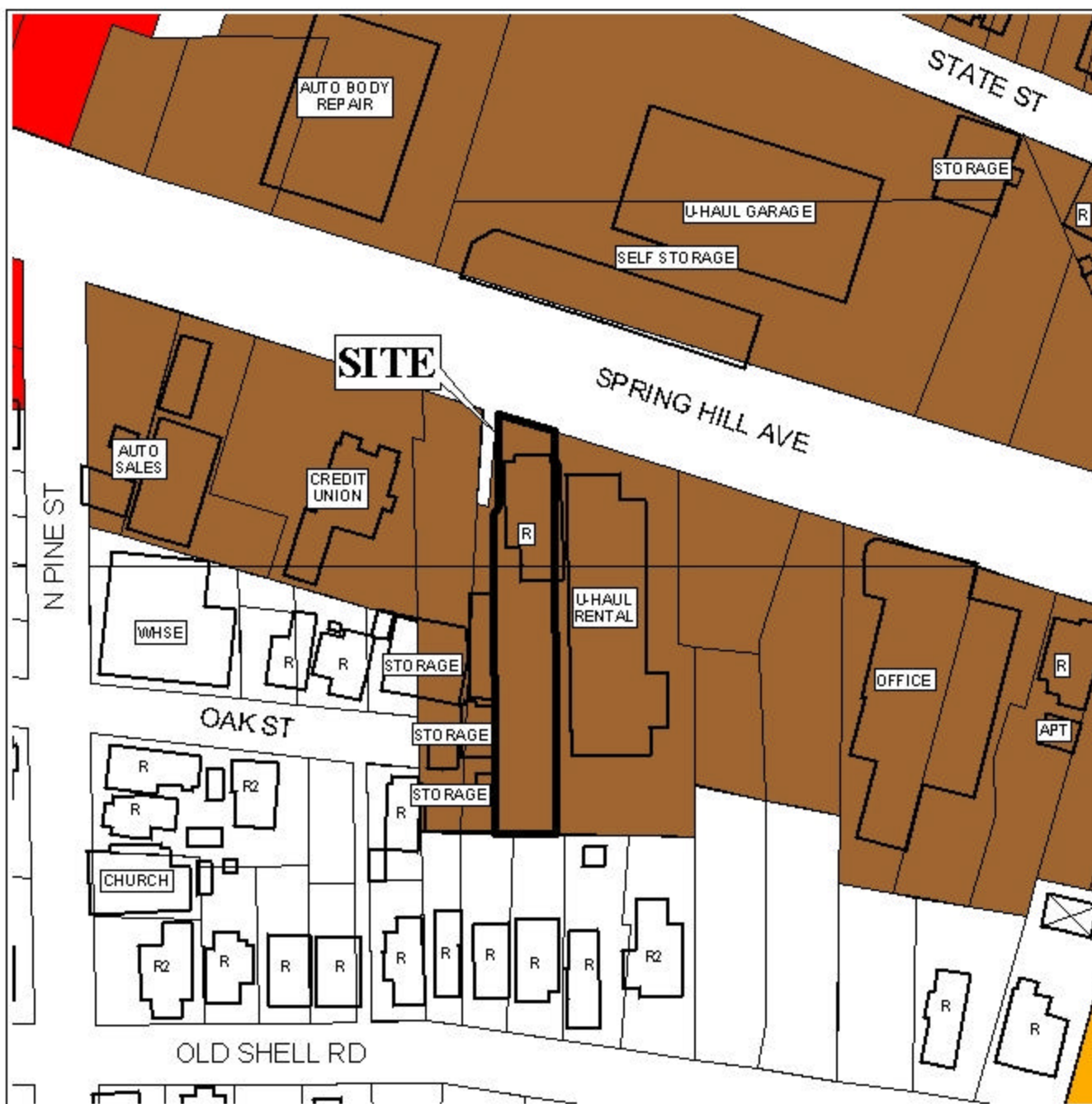
LOCATOR MAP



APPLICATION NUMBER 15 DATE April 17, 2003
APPLICANT Lillie B. Day Care Subdivision
REQUEST Subdivision



LILLIE B. DAY CARE SUBDIVISION



APPLICATION NUMBER 15 DATE April 17, 2003

LEGEND



