

## **JORDAN'S LANDING 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 2.5 ± acres, 4 lot subdivision which is located on the North side of Raines Court at its West terminus. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide two lots into four lots.

As proposed, Lots 3 and 4 would exceed the width to depth ratio, therefore a waiver of Section V.D.3 would be required.

As illustrated on the Vicinity Map, the site is adjacent to Dog River, thus this area could be considered environmentally sensitive; therefore, the developer must obtain any necessary federal, state, and local environmental approvals.

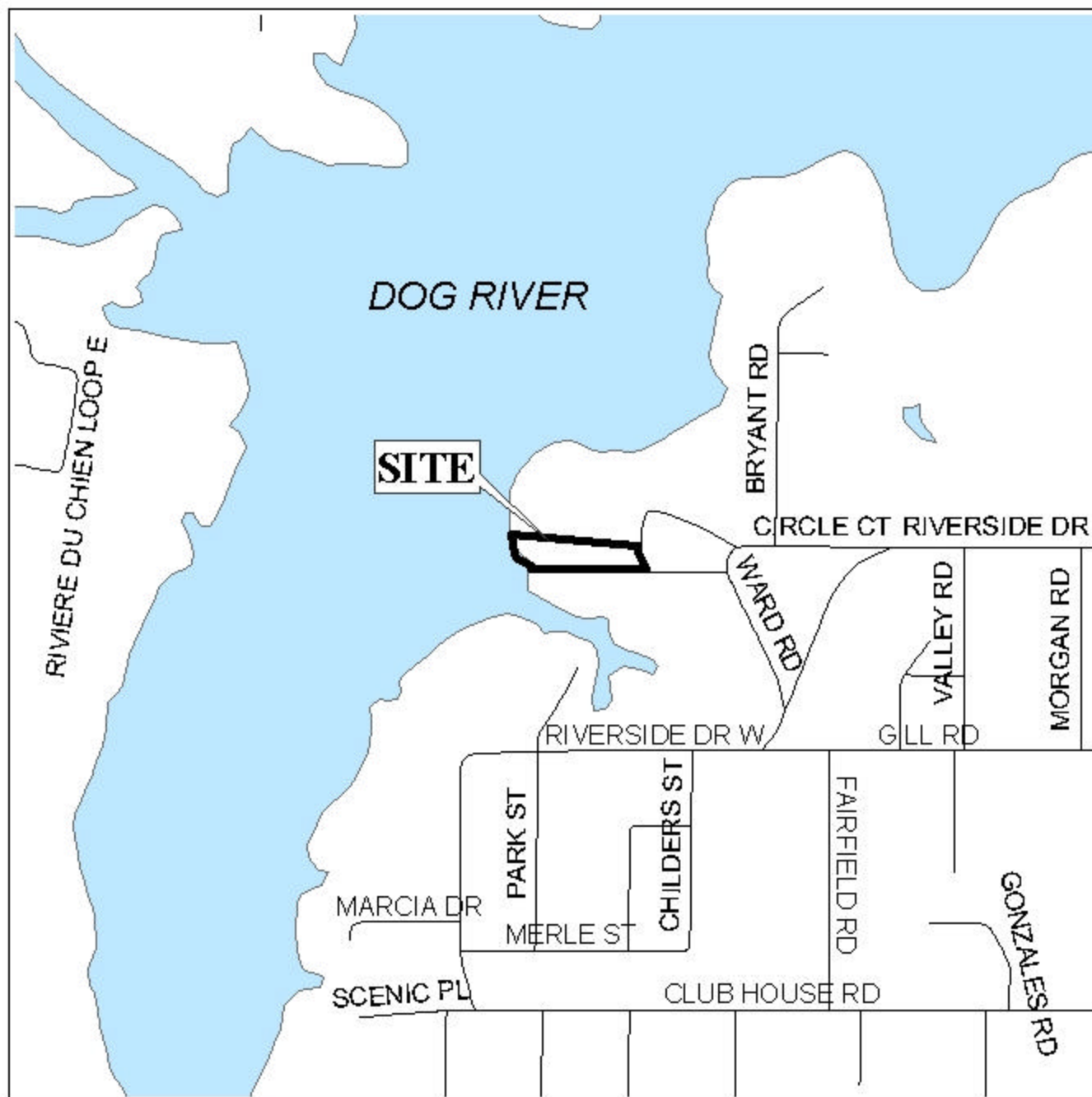
The 25-foot minimum building setback line is not shown but would be required on the final plat.

The site also fronts Raines Court, which is currently a city maintained, substandard right-of-way. The plat illustrates that Raines Court has an existing right-of-way of 30-feet. A site visit by the Land Use Department determined the pavement width to vary from 14 feet to 19 feet. The Commission has, in isolated situations, approved subdivisions on a 30-foot right-of-way; however, determining factors are the number of lots proposed, whether or not the road is maintained by the City or County, and pavement width (a minimum of 24-feet for two-way traffic). The Commission has typically denied subdivisions where there is substandard access (less than 24-feet in width) and the number of lots is increasing.

The site has frontage on Circle Court Drive and the right-of-way of Circle Court Drive is not indicated. The pavement has no curb, wing gutters, and the width is narrower than Raines Court.

Based upon the preceding, this application is recommended for denial for the following reason:  
1) the only access to the site is via a substandard street, both in terms of right-of-way width and improvements.

## LOCATOR MAP

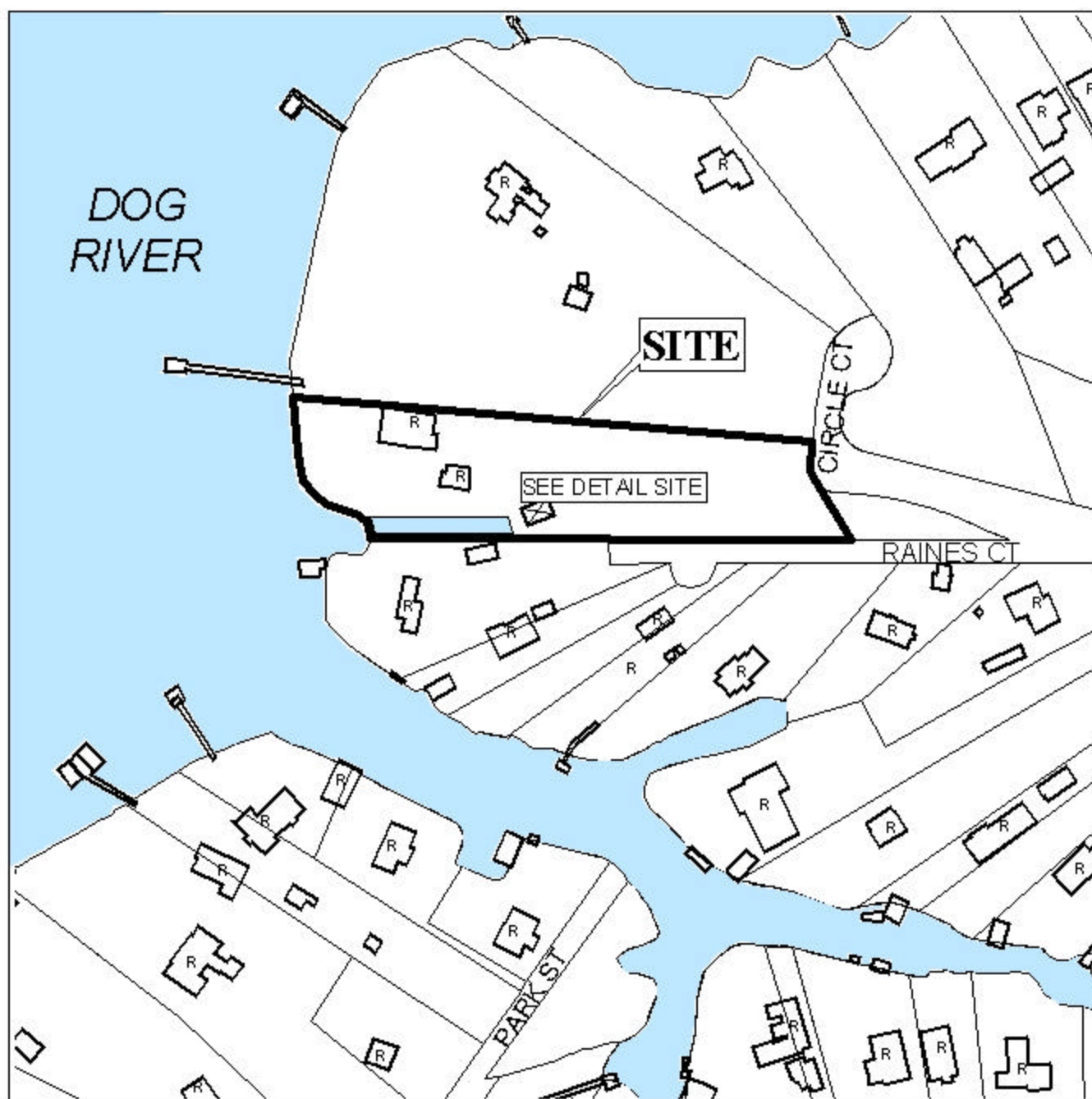


APPLICATION NUMBER 18 DATE August 21, 2003  
APPLICANT Jordan's Landing Subdivision  
REQUEST Subdivision



NTS

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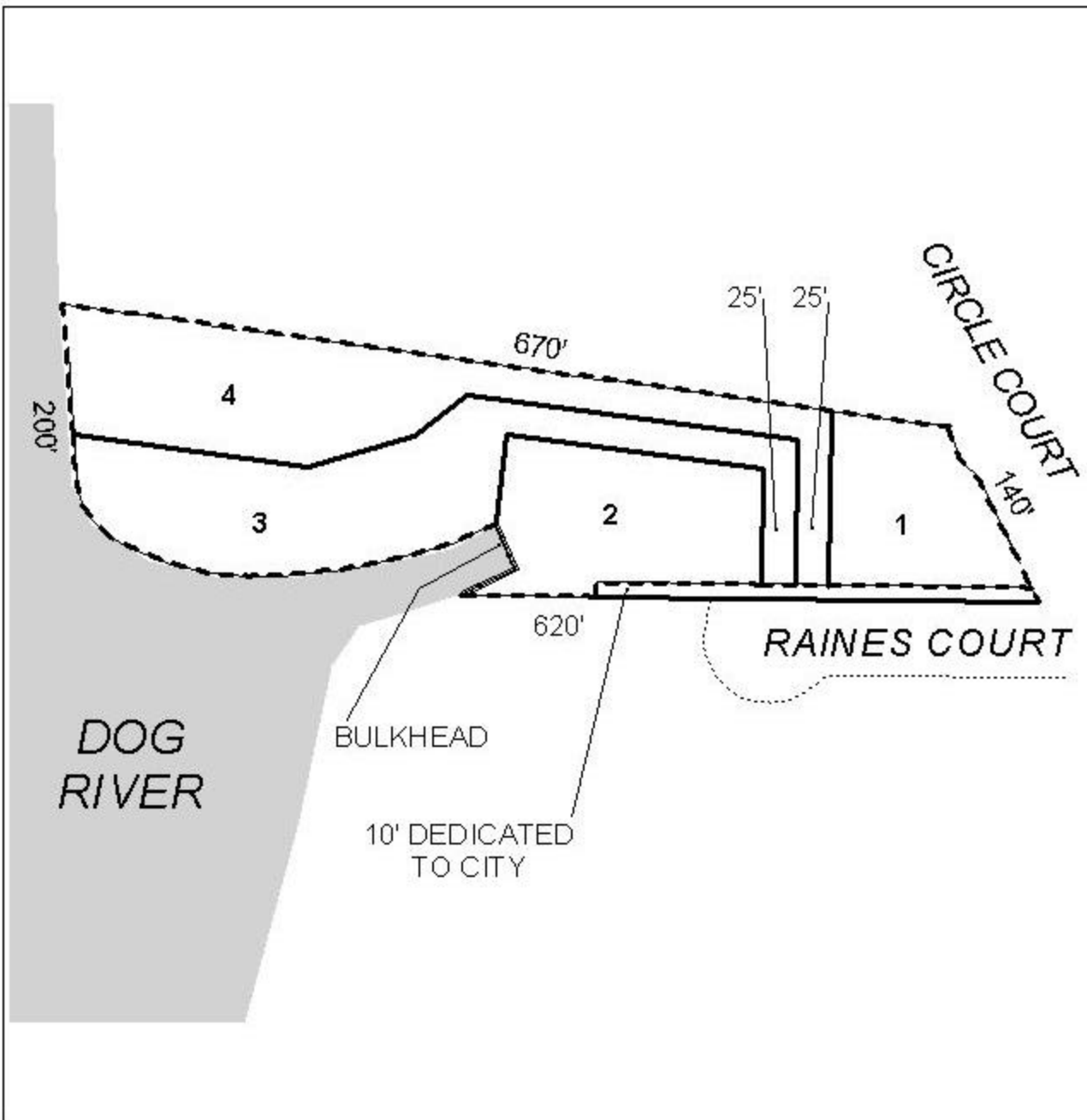


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LEGEND



## DETAIL SITE PLAN



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USE/REQUEST Subdivision



