

THE SUMMIT 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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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 72" Live Oak Tree located on the North side of Lot 29, the 72" Live Oak Tree located on the South side of Lot 28, the 60" Live Oak Tree located on the West side of Lot 20, the 56" Live Oak Tree located on the West side of Lot 16, and the 76" Live Oak Tree located on the West side of Lot 9. Any work on or under these trees 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 7.3± acre, 29-lot subdivision which is located on the East side of Hillcrest Road at the East terminus of Charlotte Oaks Drive and is in Council District 6. The site is served by public water and sanitary sewer. The purpose of the application is to create 29 lots from three metes and bounds parcels and two lots of record. The site fronts Hillcrest Road, a planned major street with a 100-foot right-of-way.

The site involves the creation of new streets, which must be constructed and dedicated to City Engineering standards. Because the site adjoins a one-acre landlocked parcel to the Southeast, a street stub should be provided and a temporary turnaround constructed to City Engineering standards until such time as the road is continued. For access management, lots 1 and 24-29 should be denied direct access to Hillcrest Road.

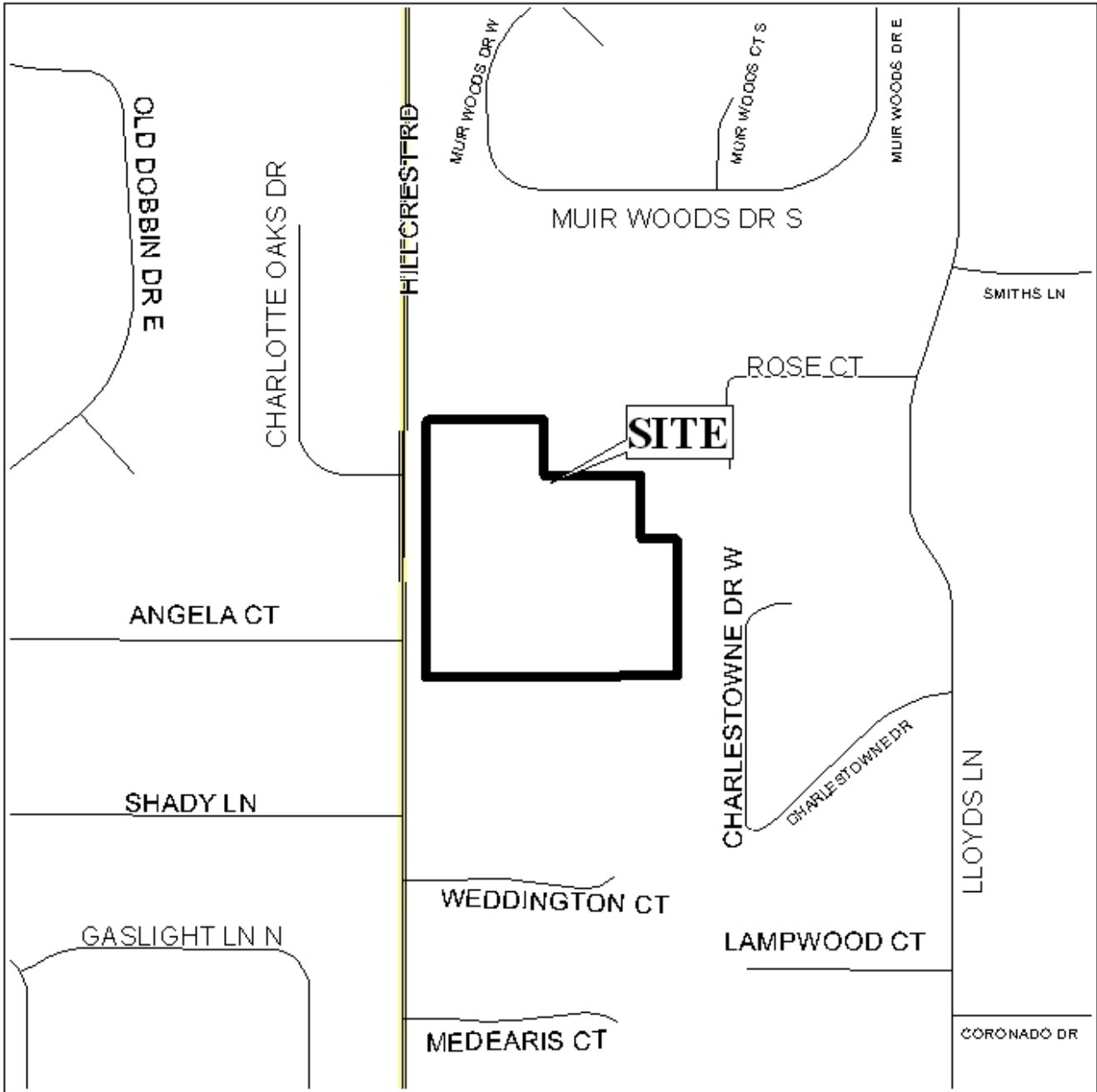
The plat shows a common area at the Southwest corner that has access only to Hillcrest Road. As a means of access management for Hillcrest Road, the common area should be reconfigured to have access to the new street. If this is a detention area, it should be so labeled, and a note should be placed on the final plat stating that maintenance of the common (and/or detention) area is the property owners' responsibility.

It seems that some lots will not satisfy the minimum lot size of 7200 square feet, although the site overall averages approximately 11,000 square feet per lot. Therefore, the final plat must show all lots meeting the 7200 square-foot minimum prior to being signed.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) that the final plat show all lots meeting the minimum lot size of 7200

square feet; 2) compliance with 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 72" Live Oak Tree located on the North side of Lot 29, the 72" Live Oak Tree located on the South side of Lot 28, the 60" Live Oak Tree located on the West side of Lot 20, the 56" Live Oak Tree located on the West side of Lot 16, and the 76" Live Oak Tree located on the West side of Lot 9. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.); 3) construction and dedication of the new streets to City Engineering standards; 4) the provision of a street stub and temporary turnaround (built to City Engineering standards) to the landlocked parcel to the Southeast; 5) the placement of a note on the final plat stating that lots 1 and 24-29 are limited to a single curb cut each (subject to Traffic Engineering approval) and is denied direct access to Hillcrest Road; 6) the reconfiguration of the common area to have access to the new street instead of Hillcrest Road; and 7) the placement of a note on the final plat stating that maintenance of the common area is property owners' responsibility.

LOCATOR MAP

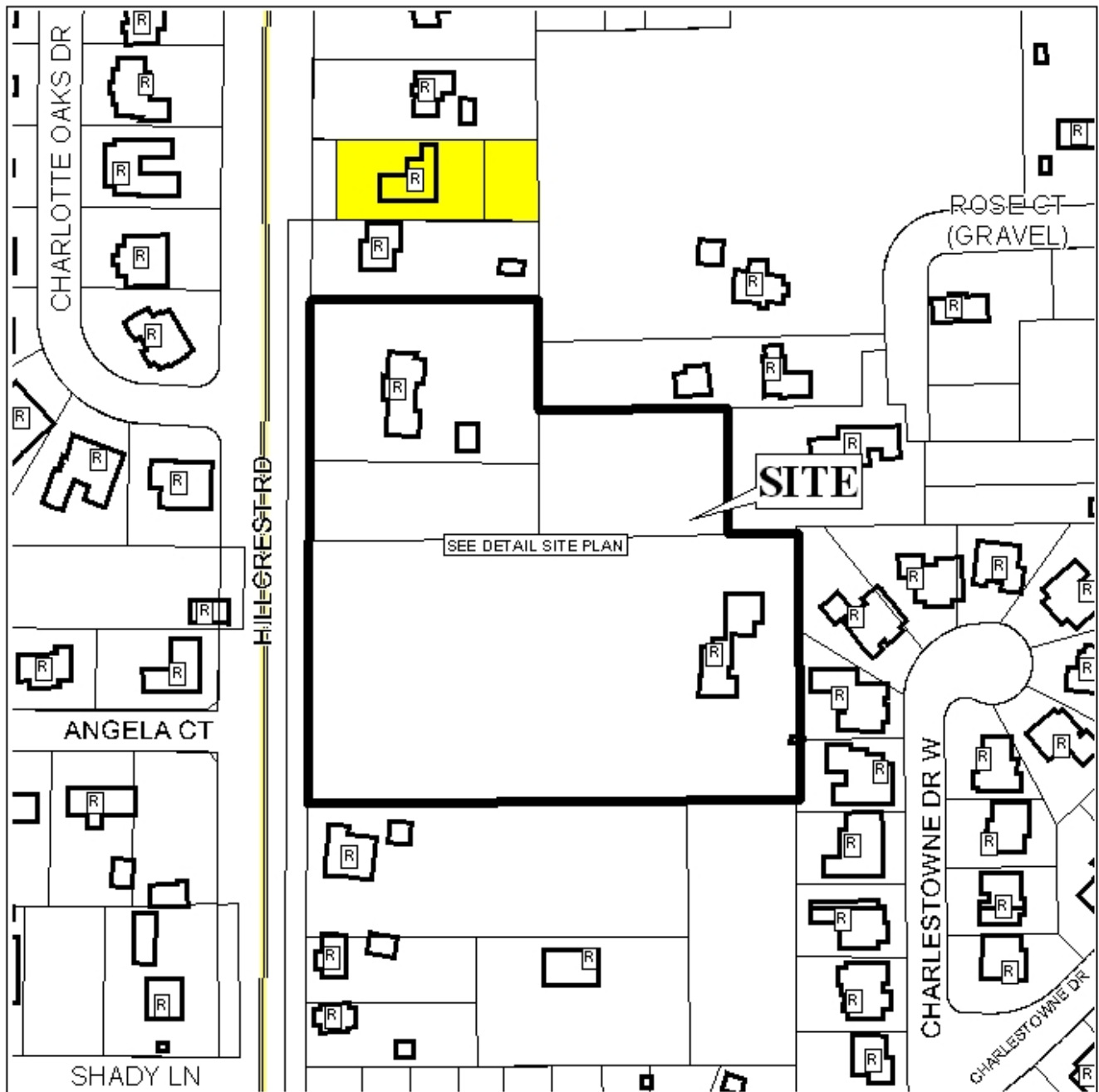


APPLICATION NUMBER 19 DATE May 4, 2006
APPLICANT The Summit Subdivision
REQUEST Subdivision



NTS

THE SUMMIT SUBDIVISION



APPLICATION NUMBER 19 DATE May 4, 2006

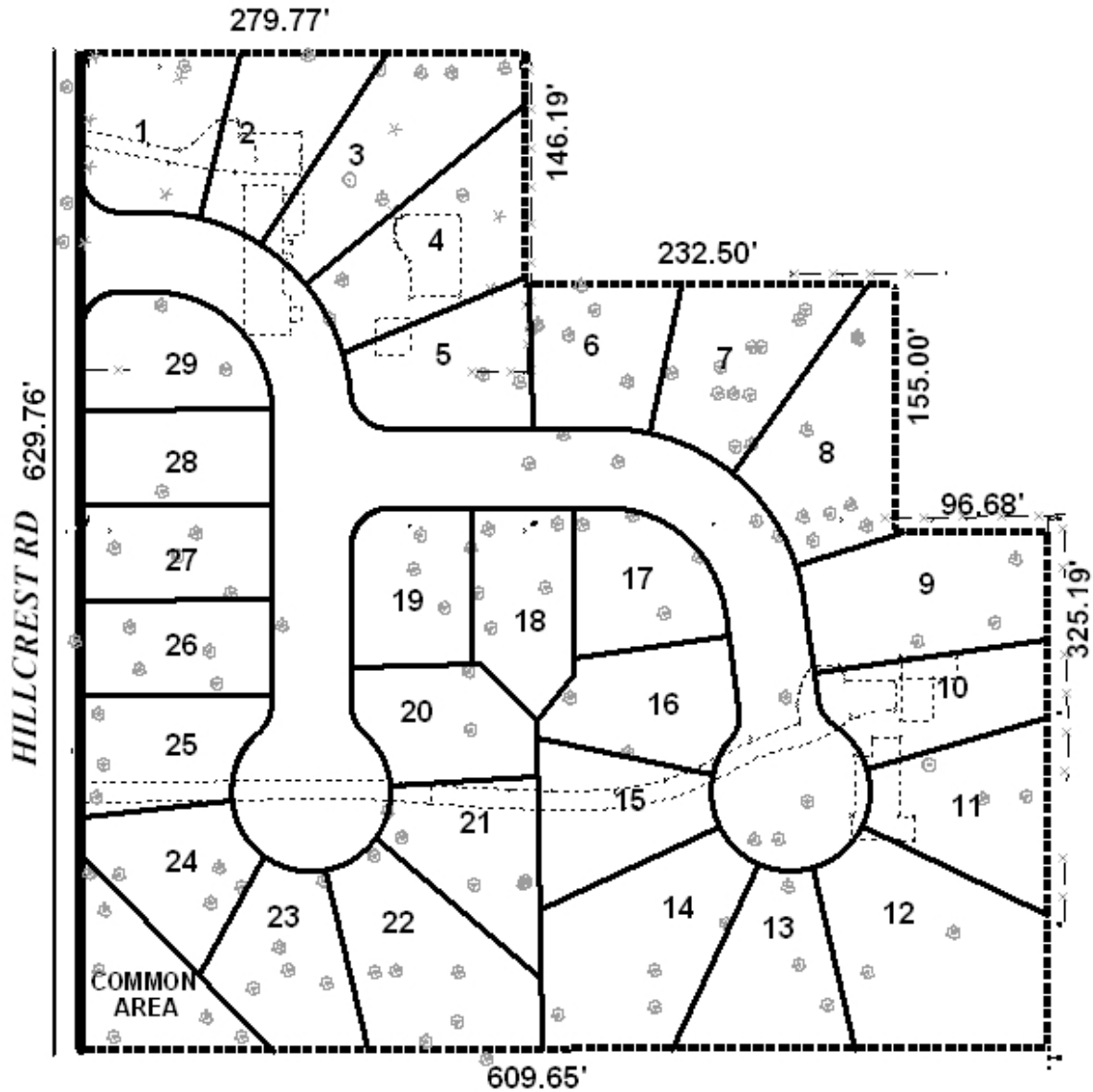
LEGEND

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 19 DATE May 4, 2006
APPLICANT The Summit Subdivision
REQUEST Subdivision



NTS