

## **BRYANT RIVERSIDE 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 lot, 1.2  $\pm$  acres subdivision which is located on the East side of Bryant Road, 315'  $\pm$  North of Circle Court. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into two lots.

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

As a means of access management, the placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each to Bryant Road, with the size, location and design to be approved by Traffic Engineering, should be required.

Probate Records indicates that this site is part of a larger tract identified as 8-R. Therefore, documentation must be provided to show the legal subdivisions of the remaining tracts of 8-R prior to 1952; otherwise the remaining tracts must be included as part of this subdivision.

**RECOMMENDATION** Based on the preceding, it is recommended that this application be held over until June 19<sup>th</sup> with the required documentation outlined above, to be submitted by June 10<sup>th</sup>.

## LOCATOR MAP



APPLICATION NUMBER 10 DATE June 5, 2003

APPLICANT Bryant Riverside Subdivision

REQUEST Subdivision



# BRYANT RIVERSIDE SUBDIVISION



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LEGEND

