

MIDTOWN CONGREGATION OF JEHOVAH'S

WITNESSES 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 4.2 ± acres, 1 lot subdivision which is located on the West side of Farnell Lane, 148'± North of Pleasant Valley Road, extending West to the East terminus of Angus Drive and Kendale Drive. 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 and to satisfy a Planning Approval condition.

The site is in the path of the future Cottage Hill Road/Fairway Drive major street, and is adjacent to an existing 100' right-of-way for the major street and two parallel 40' service roads. While the major street is not constructed, the service roads are constructed and provide access for those houses fronting them. Also, portions of the major street right-of-way exist to the East, in the area of Fairway Drive.

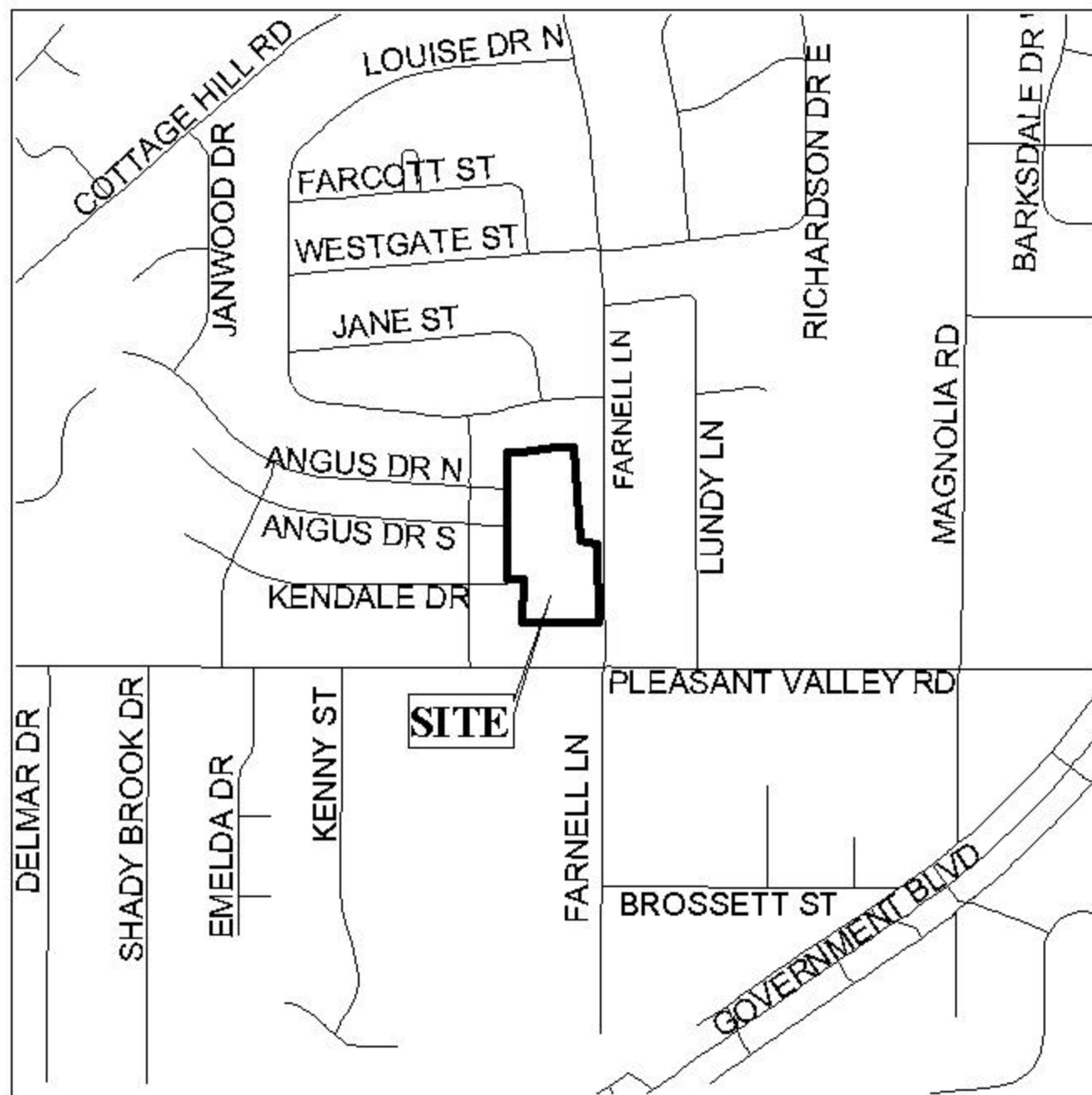
The site recently received Planning Approval to allow a church facility. It was mentioned at that time about the concerns of the future major street, the location of buildings and parking facilities, and that dedication of right-of-way would not be required. However, as means to ensure that any future development will coincide with the proposed major street, the final plat should illustrate the proposed future right-of-way of the Cottage Hill Road/Fairway Drive major street and the 25' minimum setback line from the future right-of-way. In addition, as the recent Planning Approval is site plan specific, the addition of any buildings or additional parking would require a new Planning Approval as well as PUD approval.

As a side note, there has been past discussions regarding the Cottage Hill Road/Fairway Drive major street route and an apparent conflict with the MATS Plan (which shows Cottage Hill/Pleasant Valley Road as the major street route). While there is a discrepancy between the two plans, the Major Street Plan has not been amended; therefore, the Cottage Hill Road/Fairway Drive route is still applicable.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) that the final plat illustrate the future right-of-way of the Cottage Hill Road/Fairway Drive major street; and 2) the placement of the 25' minimum setback line from the future major street right-of-way.

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LOCATOR MAP



APPLICATION NUMBER 20 DATE September 4, 2003
APPLICANT Midtown Congregation of Jehovah's Witnesses Subdivision
REQUEST Subdivision



MIDTOWN CONGREGATION OF JEHOVAH'S WITNESSES SUBDIVISION



APPLICATION NUMBER 20 DATE September 4, 2003

LEGEND



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