

LYDIA PLACE SUBDIVISION

Engineering Comments: Stormwater detention required. Common Area for detention not shown on plat. 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 1.7 ± acres, 6 lot subdivision which is located on the Southeast corner of Wilkins Road and Lydia Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide two metes and bounds parcels into six lots.

The site fronts the former path of the Donald Street Extension of the Major Street plan; however, this proposed street extension has been removed from the Major Street Plan. Lydia Drive, which has an existing right-of-way of 40-feet, is a minor street, and as such requires a 50-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 25 feet from the centerline should be required.

With Lot 1 being a corner lot, the dedication of a 25' radius should be required. Also, as a means of access management, the placement of a note on the final plat stating that Lot 1 is denied access to Wilkins Road should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 25 feet from the centerline of Lydia Drive; 2) the dedication of a 25' radius at the intersection of Lydia Drive and Wilkins Road (from Lydia Drive dedication); and 3) the placement of a note on the final plat stating that Lot is denied access to Wilkins Road.

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