

## **NODD 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 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).

The plat illustrates the proposed 0.2± acre, 1 lot subdivision which is located at the Northeast corner of Amsterdam Street and Dominick Street and is in Council District 3. The site is served by public water and sanitary sewer.

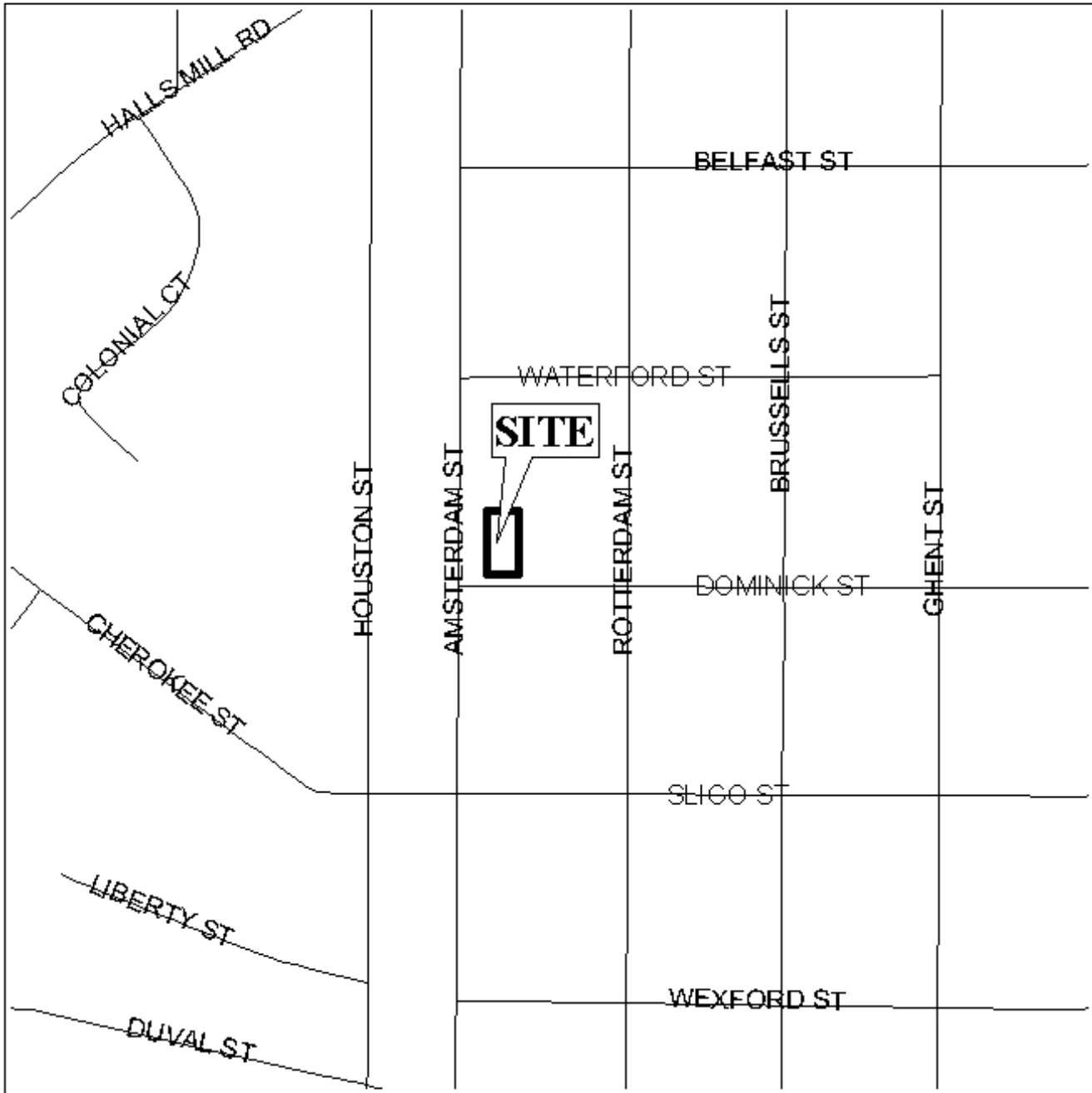
The purpose of the application is the resubdivision of an existing lot of record, to exclude a portion of that lot which is occupied by a neighbor's house. Urban Development staff contacted the surveyor who stated that the neighbor does not wish to participate in the subdivision. A letter to this effect should be required. It should be noted that the excluded portion of the lot is approximately 33' in width, and would not meet the minimum standards for creation of a new lot; thus it will be the neighbor's responsibility to resubdivide in the future, should any improvements to their property be desired.

The site fronts Dominick Street, which has an existing right-of-way of 40', and as such is substandard in width; thus dedication of sufficient right-of-way to provide 25 feet from the centerlines of Dominick Street should be required. The site also fronts Amsterdam Street, which has an existing right-of-way of 40', and as such is substandard and width; however, the required 25' from the centerline to the property is provided, so no dedication is required. It should be noted that the City executed a Quit Claim Deed for a portion of land approximately 27' wide in the right-of-way of Amsterdam Street; this was incorporated into the site in 2001.

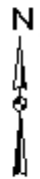
The required 25' building setback lines from Amsterdam and Dominick Streets are not shown but would be required on the final plat.

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 Dominick Street; and 2) the depiction of the 25' building setback lines on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 25 DATE April 7, 2005  
APPLICANT Nodd Subdivision  
REQUEST Subdivision



NTS

# NODD SUBDIVISION



APPLICATION NUMBER 25 DATE April 7, 2005

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
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