

CLAY 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 0.3± acre, 1 lot subdivision which is located at the Northwest corner of Jordan Lane and Byrnes Boulevard and is in Council District 5. The site is served by public water and sanitary sewer.

The purpose of the application is to resubdivide a lot, to remove the one-curb restriction on the record plat, to allow three curb cuts.

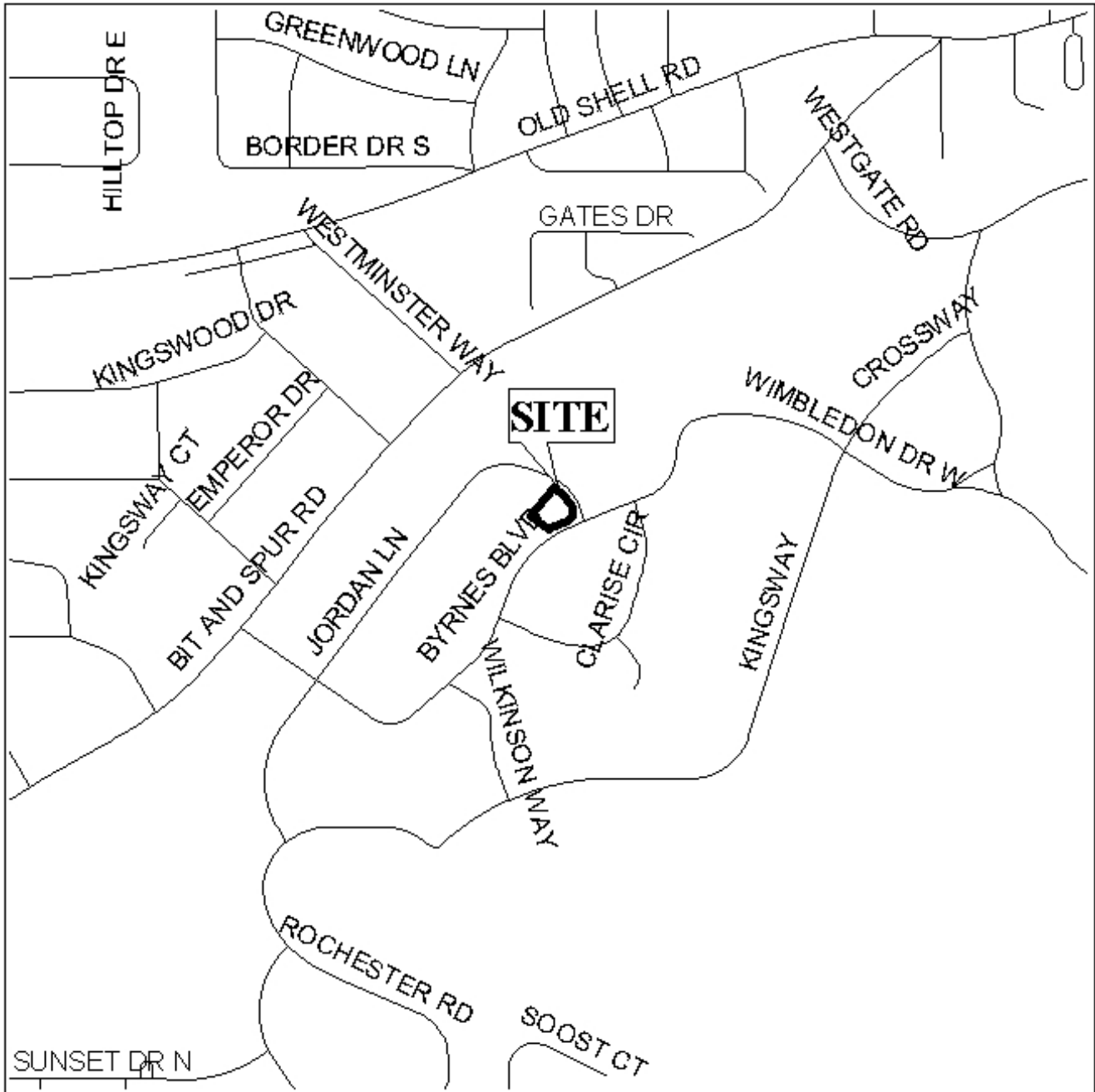
The site is a corner lot that fronts Byrnes Boulevard, which has a 60' right-of-way, and Jordan Lane, which has a 50' right-of-way.

The Planning Commission granted subdivision approval to the site in 2004, with the condition that the lot was limited to one curb cut. As this is new construction still in the design phase, the development could be redesigned to address the applicant's needs with fewer than three curb cuts.

Increasing the number of allowed curb cuts would result in increased traffic conflict at the intersection of Byrnes Boulevard and Jordan Lane, and would contribute to increased run-off associated with impervious surfaces.

Based on the preceding, the plat is recommended for denial.

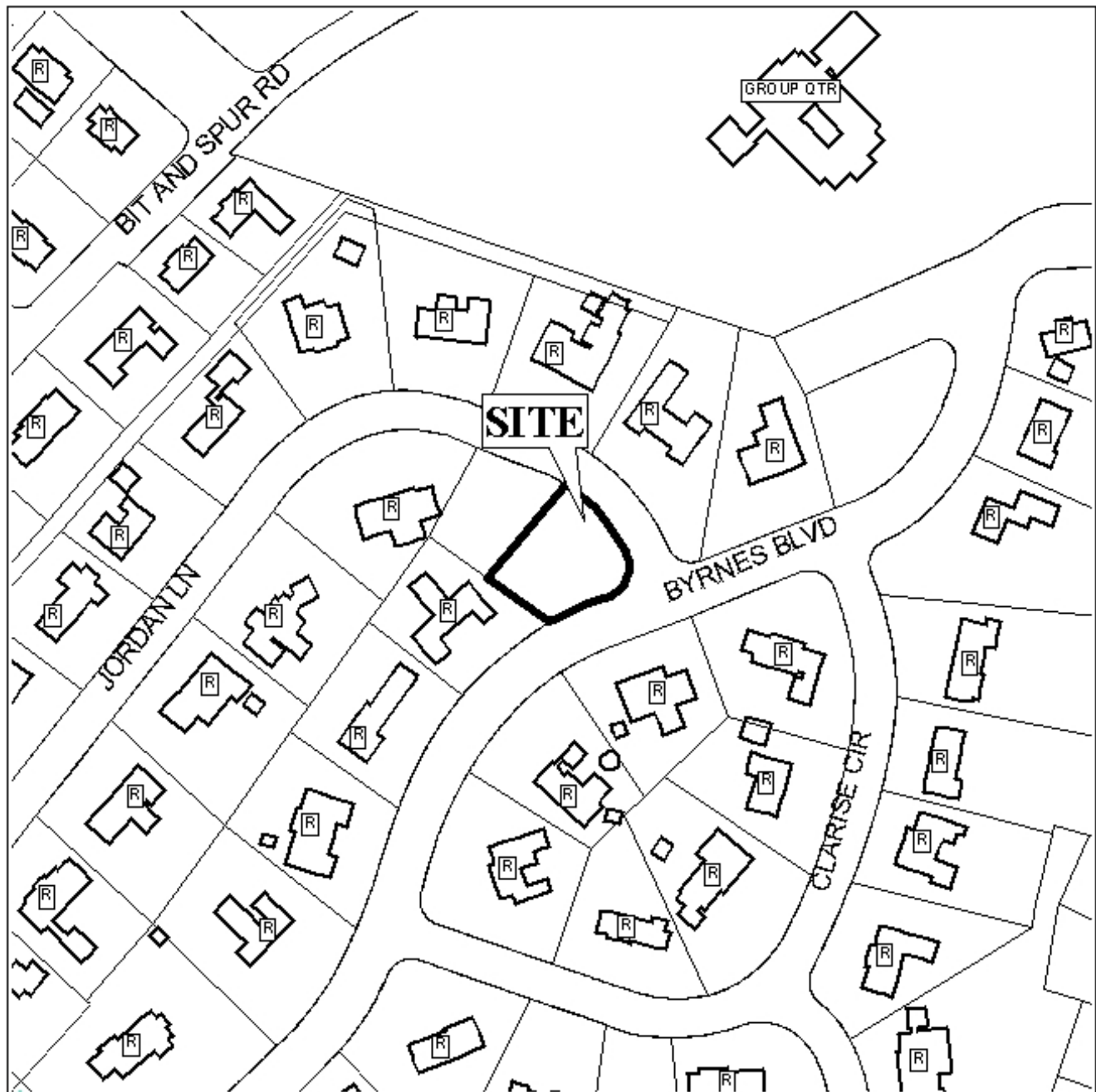
LOCATOR MAP



APPLICATION NUMBER 10 DATE May 5, 2005
APPLICANT Clay Subdivision
REQUEST Subdivision



CLAY SUBDIVISION



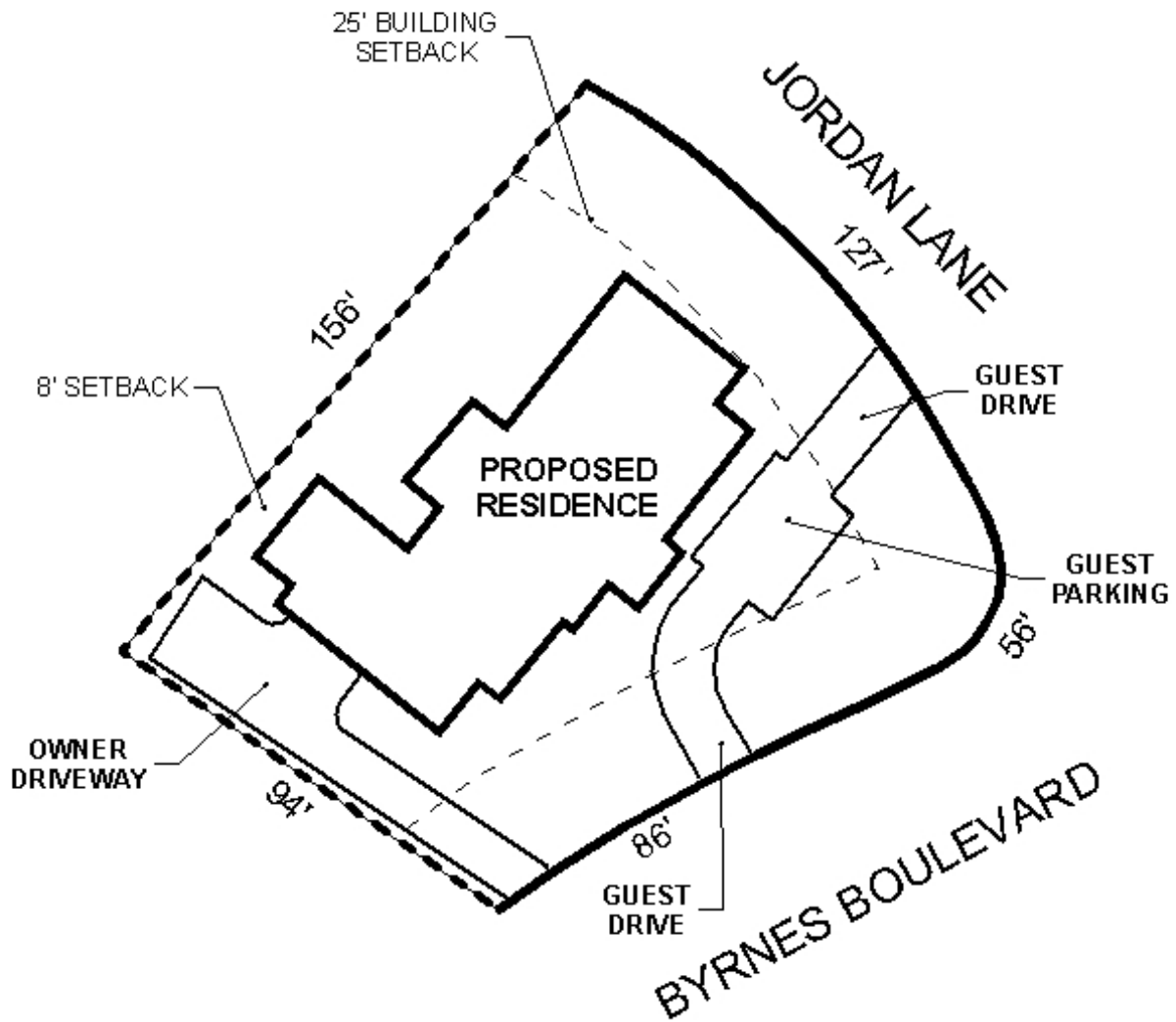
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LEGEND

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



DETAIL SITE PLAN



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