

BREYDON SQUARE 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: All driveway widths and locations to be approved by Traffic Engineering Department and design to meet 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 3.3 \pm acres, 11 lot subdivision which is located on the South side of Old Shell Road, 270' \pm East of Wilroh Drive East and is located in City Council District 7. The subdivision is served by public water and sanitary sewer.

Old Shell Road, which has an existing right-of-way of 120-feet (which includes right-of-way for a service road on the North side), is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way. The applicant has not indicated the amount of right-of-way that exists from the centerline to the site. In addition, the applicant has illustrated a 20' wide strip (North of Lots 1 and 11) that is not labeled as dedication or common area. However, to ensure the provision of adequate right-of-way, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required.

As proposed, Lots 1 and 11 would have frontage Old Shell Road and the new street. In order to provide proper access management along the Major Street, the placement of a note on the final plat stating the Lots 1 and 11 are denied direct access to Old Shell Road should be required.

There are two areas labeled as common area and detention; thus a note stating that the maintenance thereof is the responsibility of the property owners, should be required on the final plat.

The 25-foot minimum building setback lines 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 50-feet from the centerline of Old Shell Road; 2) the placement of a note on the final plat stating the Lots 1 and 11 are denied direct access to Old Shell Road; 3) a note placed on the final plat stating that the maintenance of the common areas and detention is the responsibility of the property owners; and 4) the placement of the 25-foot minimum building setback lines on the final plat.

LOCATOR MAP



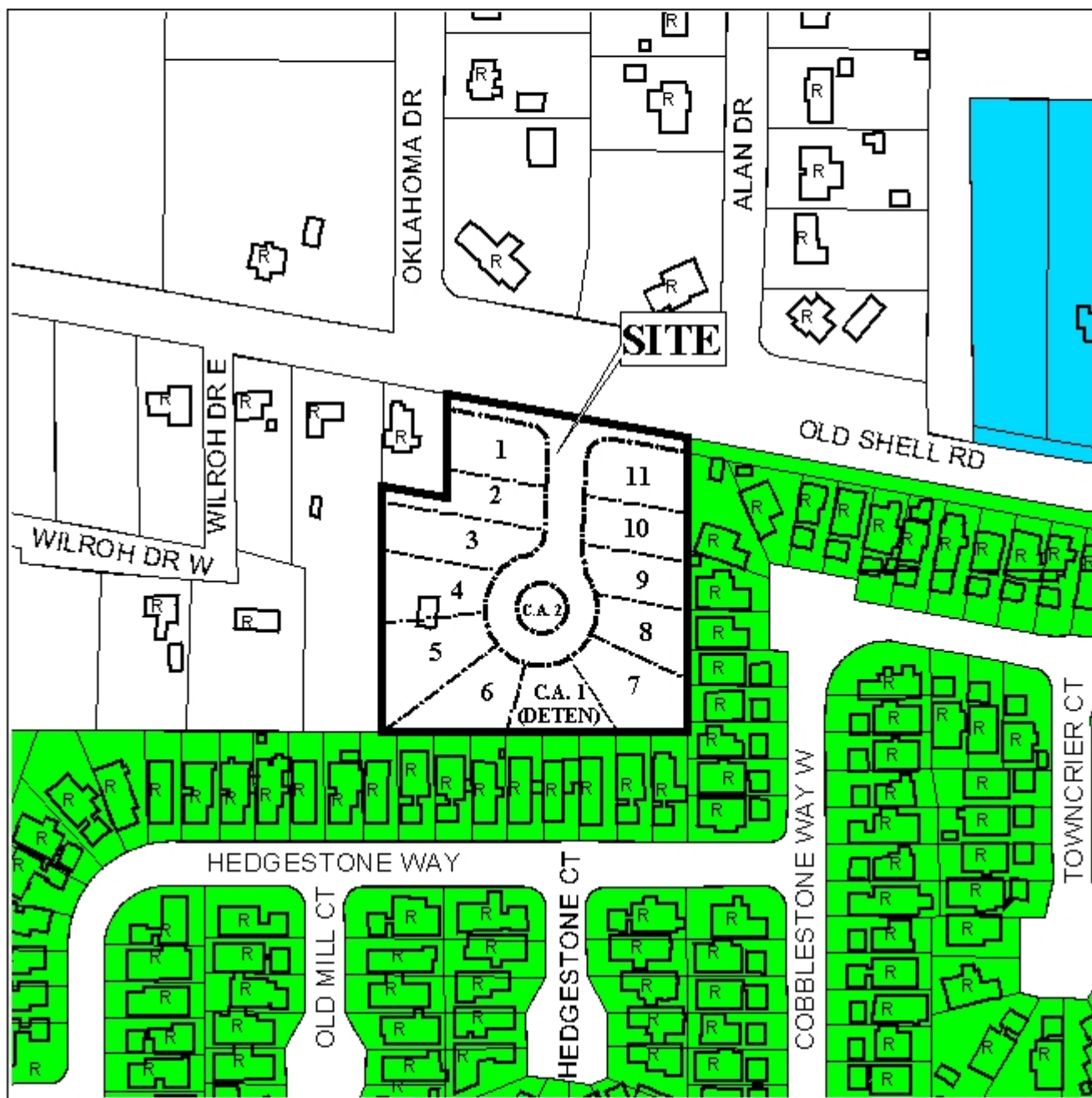
APPLICATION NUMBER 19 DATE August 5, 2004

APPLICANT Breydon Square Subdivision

REQUEST Subdivision

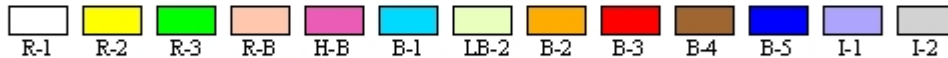


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