

DAUPHIN PLACE NORTH 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 2 lot, 0.5 ± acre subdivision which is located at the Southwest corner of Dauphin Street and Houston Street. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine three lots into two lots of records.

The site fronts Dauphin and Houston Streets, both planned major streets, which have an existing rights-of-ways of 60 feet and 50 feet, respectively along Dauphin Street, the provision of an additional setback (45-feet) should be provided. This would prohibit any new additions within the future Major Street right-of-way. Additionally, as a method of access management, the placement of a note on the final plat stating that the size, location and design of any new curb cuts must be approved by Traffic Engineering, should be required. The Major Street Plan does not require any additional right-of-way along Houston Street.

With Lot 2 being a corner lot, the dedication of a 25' radius should be required.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 45-foot setback line along Dauphin Street (this would apply to new additions); 2) the placement of a note on the final plat stating that the size, location and design of any curb cuts must be approved by Traffic Engineering; and 3) the dedication of a 25' radius at the intersection of Dauphin and Houston Streets.

LOCATOR MAP

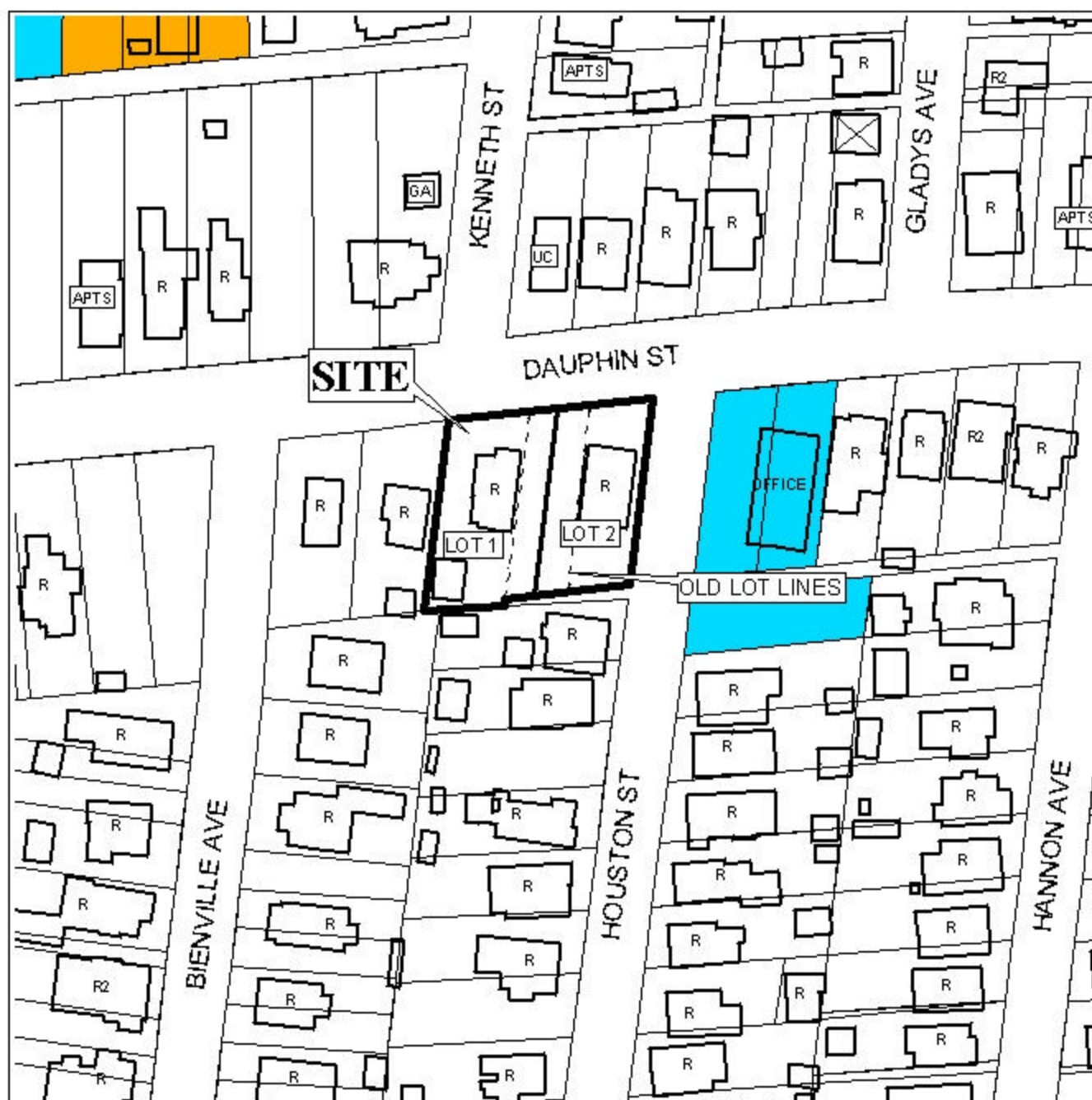


APPLICATION NUMBER 11 DATE December 4, 2003
 APPLICANT Dauphin Place North Subdivision
 REQUEST Subdivision



NTS

DAUPHIN PLACE NORTH SUBDIVISION



APPLICATION NUMBER 11 DATE December 4, 2003

LEGEND



N
NTS