## **DONLONS SUBDIVISION**

<u>Engineering Comments:</u> Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

<u>Traffic Engineering Comments:</u> Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

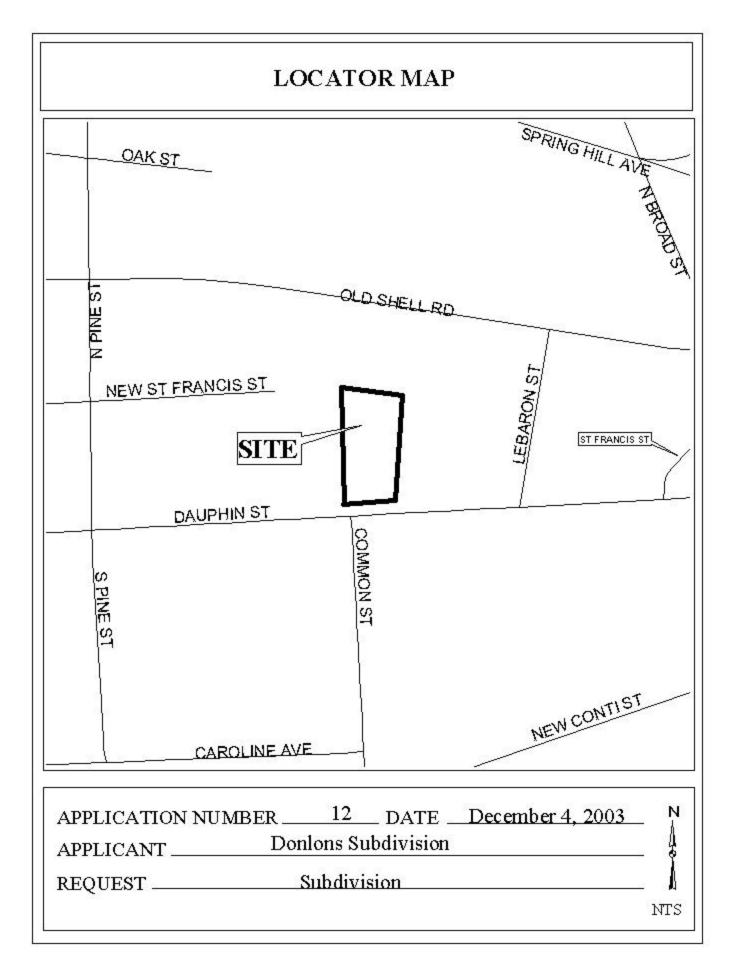
The plat illustrates the proposed 2 lot,  $0.5 \pm \text{acre}$  subdivision which is located on the North side of Dauphin Street, 280'  $\pm \text{West}$  of Lebarron Street. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into two lots.

The site fronts Dauphin Street, a planned major street, and the existing right-of-way is shown as 60 feet, 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, the placement of a note on the final plat stating that any new curb cuts must be approved by Traffic Engineering, should be required.

As proposed, Lot 1 would exceed the width to depth ratio, therefore a waiver of Section V.D.3. would be required.

With modifications and a waiver of Section V.D.3., the plat meets 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); and 2) the placement of a note on the final plat stating that any new curb cuts must be approved by Traffic.



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