

DONLONS 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 \pm acre subdivision which is located on the North side of Dauphin Street, 280' \pm West of Lebaron 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.

LOCATOR MAP



APPLICATION NUMBER 12 DATE December 4, 2003
APPLICANT Donlons Subdivision
REQUEST Subdivision



NTS

DONLONS SUBDIVISION



APPLICATION NUMBER 12 DATE December 4, 2003

LEGEND



NTS