

## **FARNELL HEIGHTS SUBDIVISION, UNIT TWO**

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.

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 1 lot, 0.5  $\pm$  acre subdivision which is located on the West side of Navco Road, 2/10 mile  $\pm$  North of Farnell Drive and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from a metes and bounds parcel. It should be noted that the area labeled future development on the plat would require subdivision approval from the Commission for any development.

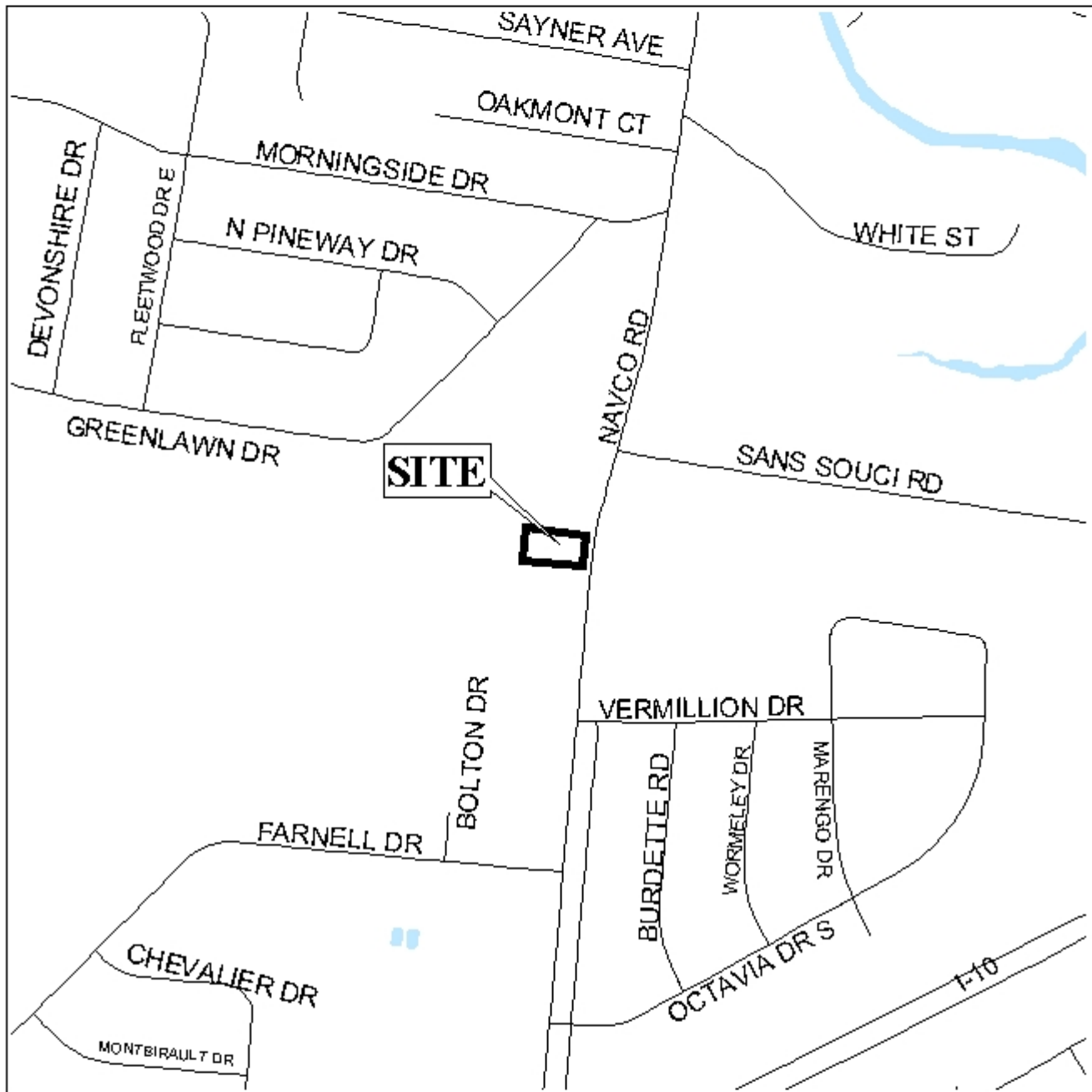
The site fronts Navco Road, a planned major street, and the existing right-of-way is shown as 60 feet. The Major Street Plan requires a 100-foot right-of-way, therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Navco Road to provide for the right-of-way of the planned major street, should be provided. Additionally, as a means of access management, a note should be placed on the final plat stating the site is limited to one curb cut to Navco Road, with the size, location and design to be approved by Traffic Engineering.

It should be noted that a church is land locked; however, this is an existing condition and accessibility will be appropriately addressed when the future development parcel is subdivided.

The 25-foot minimum building setback line is 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 provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Navco Road; and 2) the placement of the 25-foot minimum setback line on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 12 DATE August 19, 2004

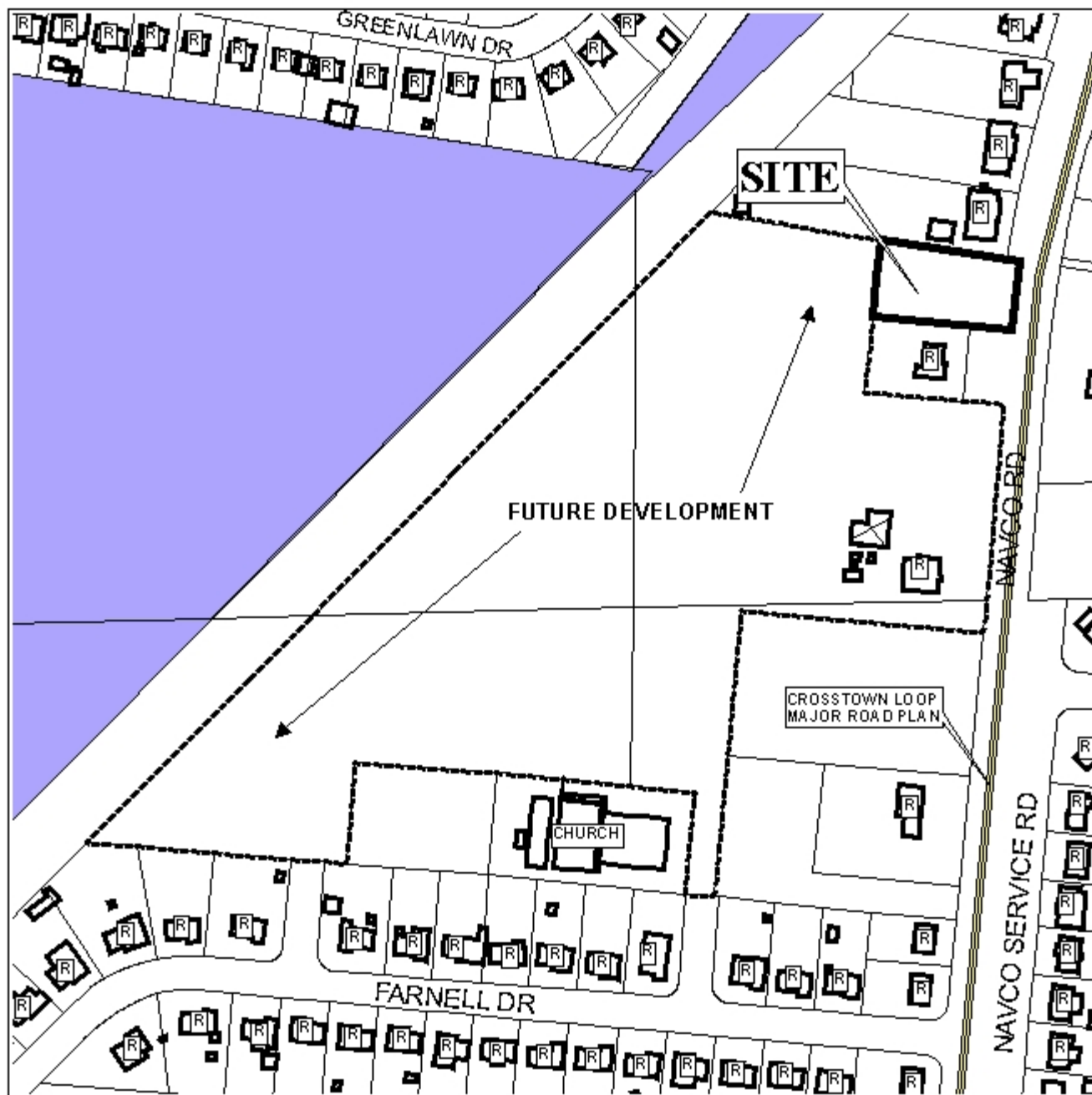
APPLICANT Farnell Heights Subdivision, Unit Two

REQUEST Subdivision



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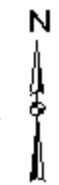
# FARNELL HEIGHTS SUBDIVISION, UNIT TWO



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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
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