

## **BEL AIR EXECUTIVE PARK SUBDIVISION, SECOND UNIT, RESUBDIVISION OF LOTS 27, 28, AND 29**

Engineering Comments: Applicant needs to confirm that there is functionality and capacity in the existing detention pond for any additional impervious area to the existing detention pond design resulting from resubdivision can be handled if an existing detention pond is present in the subdivision. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, 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).

Fire Department Comments: No comments.

The plat illustrates the proposed 1.0 acre  $\pm$ , 3 lot subdivision which is located on the Northwest corner of Pleasant Valley Road and Executive Park Drive, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to change internal lot lines for three existing lots. The lots were originally created in 1978.

Since the creation of the lots, the right-of-way of Pleasant Valley Road was widened in order to change the route of the street to accommodate a new intersection with Cottage Hill Road. The plat provided with this application reflects the original 1978 layout, not the more current layout resulting from the acquisition of additional right-of-way for Pleasant Valley Road. The plat should be revised to reflect the changes.

Based on the preceding, the plat is recommended for Holdover until the May 3<sup>rd</sup> meeting to allow the applicant's representative to revise the plat to reflect the current right-of-way for Pleasant Valley Road, and thus the boundaries of the lots. Revisions should be submitted to the Planning Section of Urban Development by April 10, 2007.

### ***Revised for the May 3, 2007 meeting:***

*A revised plat provided by the applicant depicts the correct configuration of Pleasant Valley Road, however it appears that the right-of-way width label is incorrect: the actual right-of-way is wider than depicted on the plat. The right-of-way widths for Pleasant Valley Road and Executive Park drive are adequate.*

*Access management is a concern due to the width of the lots and the corner lot situation. Each lot should be limited to one curb-cut onto Executive Park Drive. Access to Pleasant Valley Road*

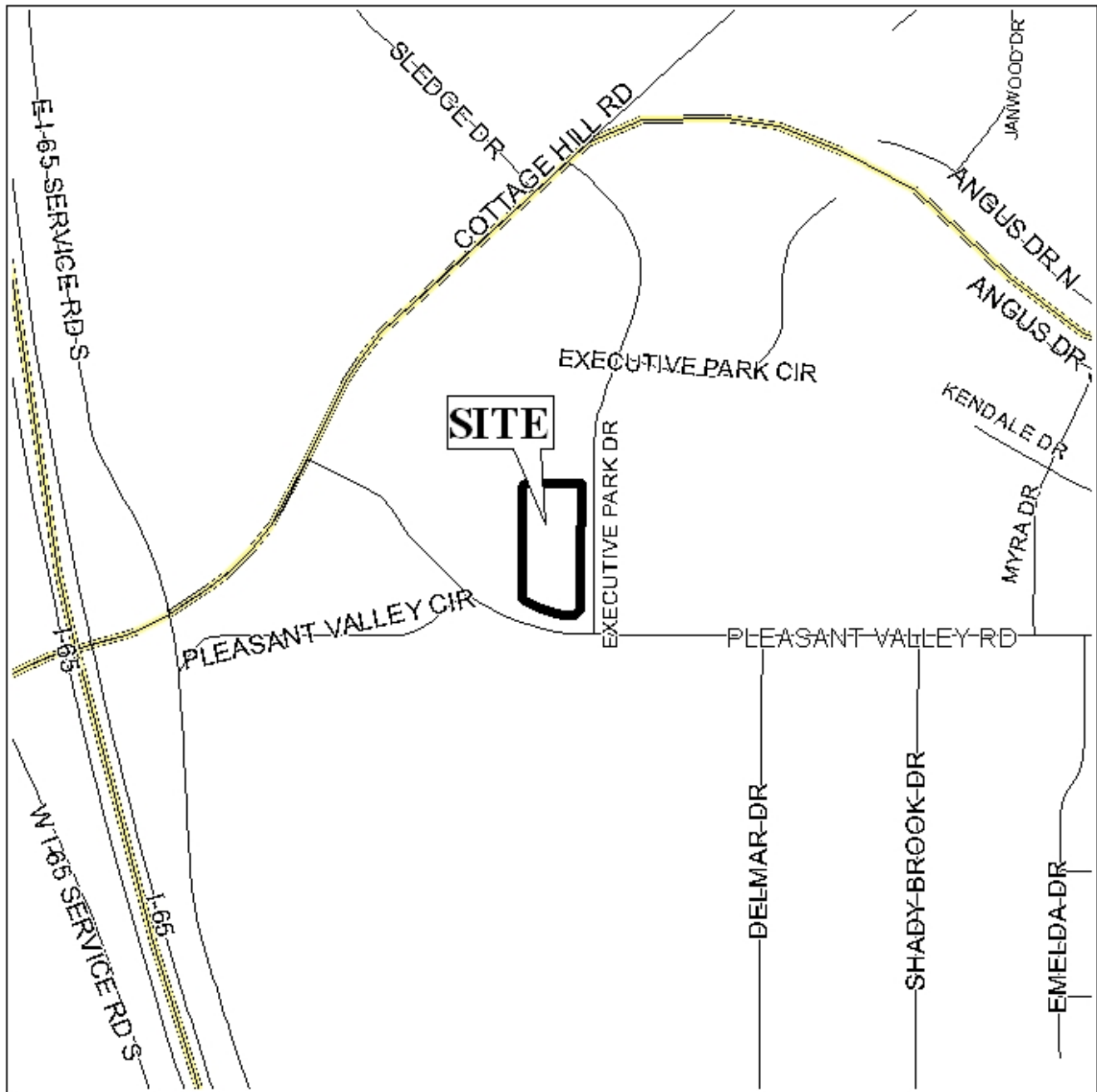
*for Lot 27-A should be denied. The size, design and location of all curb-cuts should be approved by Traffic Engineering and conform to AASHTO standards.*

*The plat should be revised to label each lot with its size in square feet, or a table should be provided on the plat with the same information.*

*Based upon the revised plat, this application is recommended for Tentative Approval, subject to the following conditions:*

- 1) revision of the plat to depict the correct right-of-way width for Pleasant Valley Road;*
- 2) placement of a note on the plat stating that each lot is limited to one curb-cut onto Executive Park Drive, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 3) placement of a note on the plat stating that Lot 27-A is denied access to Pleasant Valley Road;*
- 4) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat with the same information; and*
- 5) full compliance with all municipal codes and ordinances.*

# LOCATOR MAP



APPLICATION NUMBER Holdover DATE May 3, 2007

APPLICANT Bel Air Executive Park Subdivision, Second Unit, Resubdivision of  
Lots 27, 28, and 29

REQUEST Subdivision



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**BEL AIR EXECUTIVE PARK SUBDIVISION, SECOND UNIT,  
RESUBDIVISION OF LOTS 27, 28, AND 29**



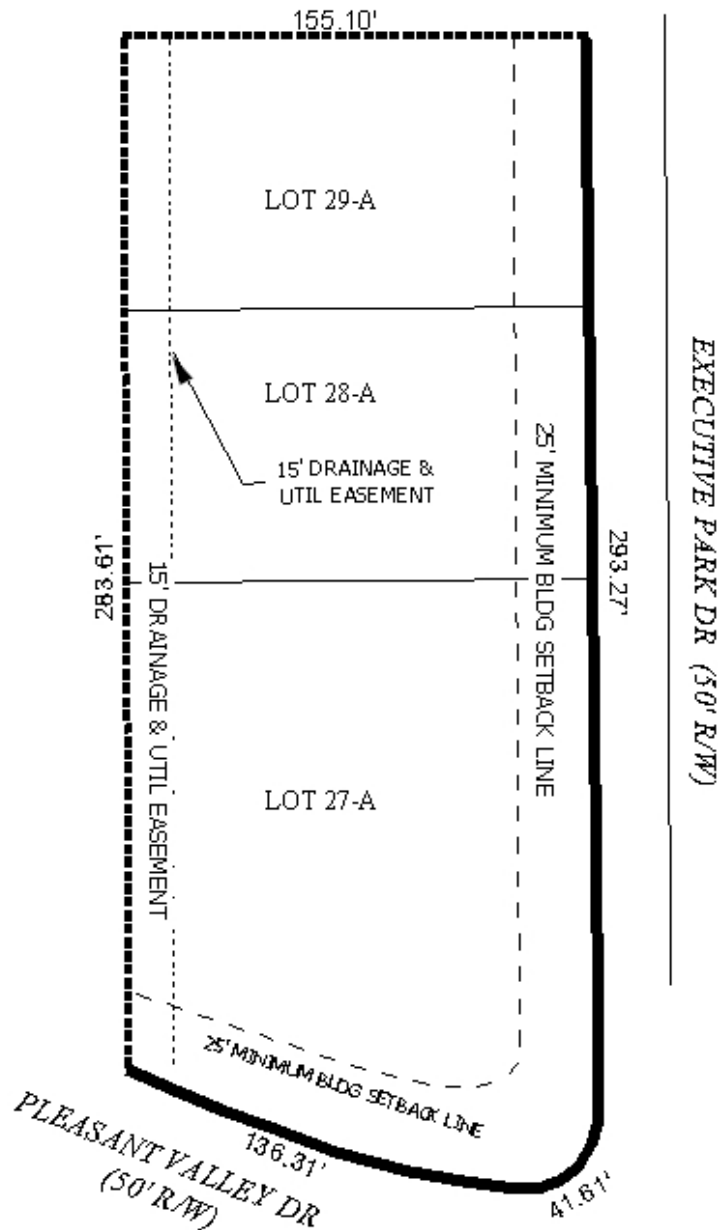
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LEGEND

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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# DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE May 3, 2007  
 APPLICANT Bel Air Executive Park Subdivision, Second Unit, Resubdivision of  
Lots 27, 28, and 29  
 REQUEST Subdivision



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