

## **MALLON ESTATES 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 3 lot, 4.4  $\pm$  acres subdivision which is located on the East side of Cody Road North, 800  $\pm$  North of Langdon Drive, extending to the West side of Myland Avenue. The subdivision is served by public water and sanitary sewer.

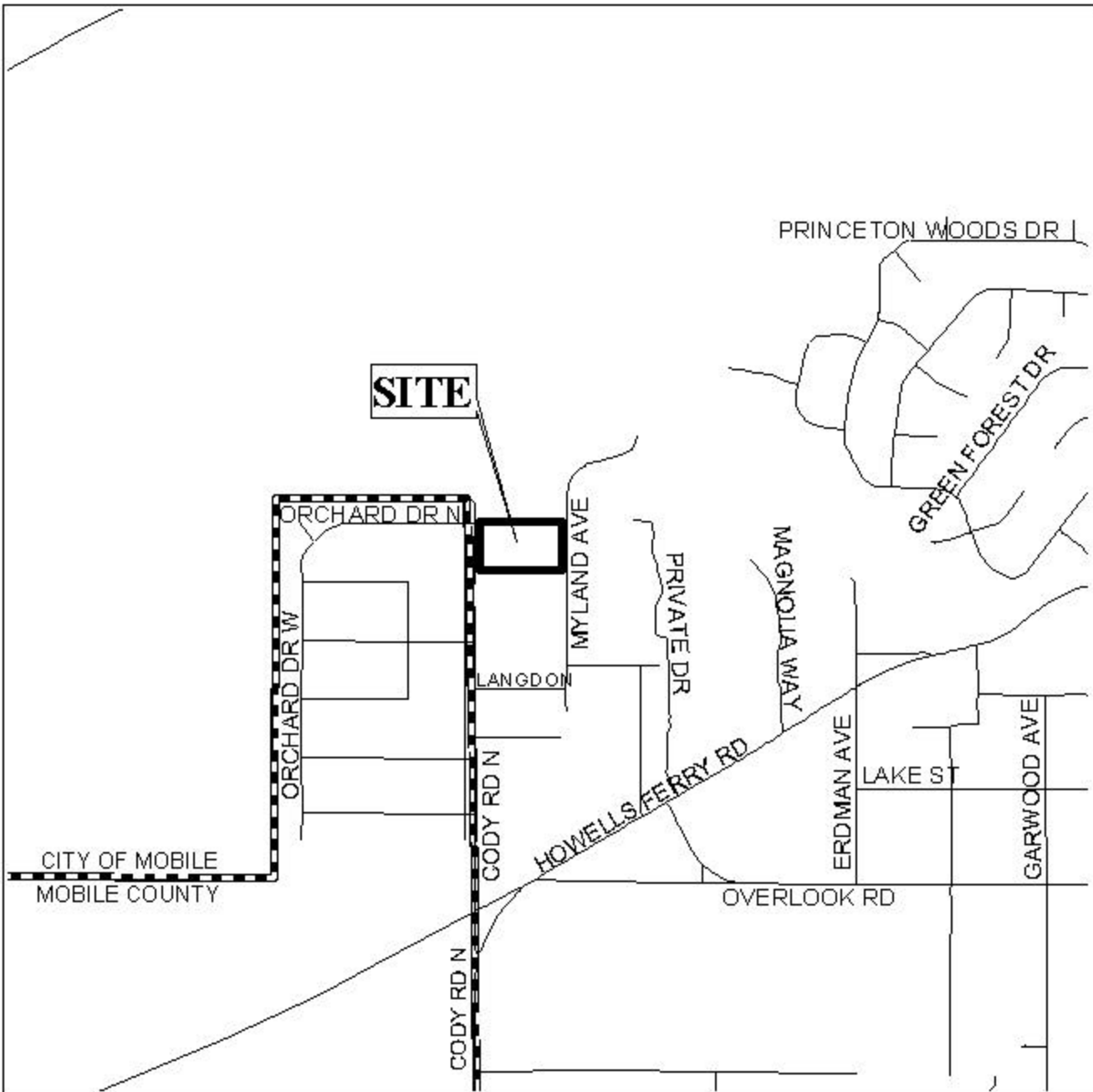
The purpose of this application is to create three lots from two legal lots of record.

Cody Road, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, the placement of a note on the final plat stating that Lots B and C are limited to one curb cut each to Cody Road and Lot A is limited to one curb cut to Myland Avenue, with the location, size, and design to be approved by Traffic Engineering, should be required.

The twenty-five foot minimum setback lines are 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 placement of a note on the final plat stating that Lots B and C are limited to one curb cut each to Cody Road and Lot A is limited to one curb cut to Myland Avenue, with the location, size, and design to be approved by Traffic Engineering, should be required; and 2) the placement of the 25 foot minimum setback lines the final plat.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE August 21, 2003

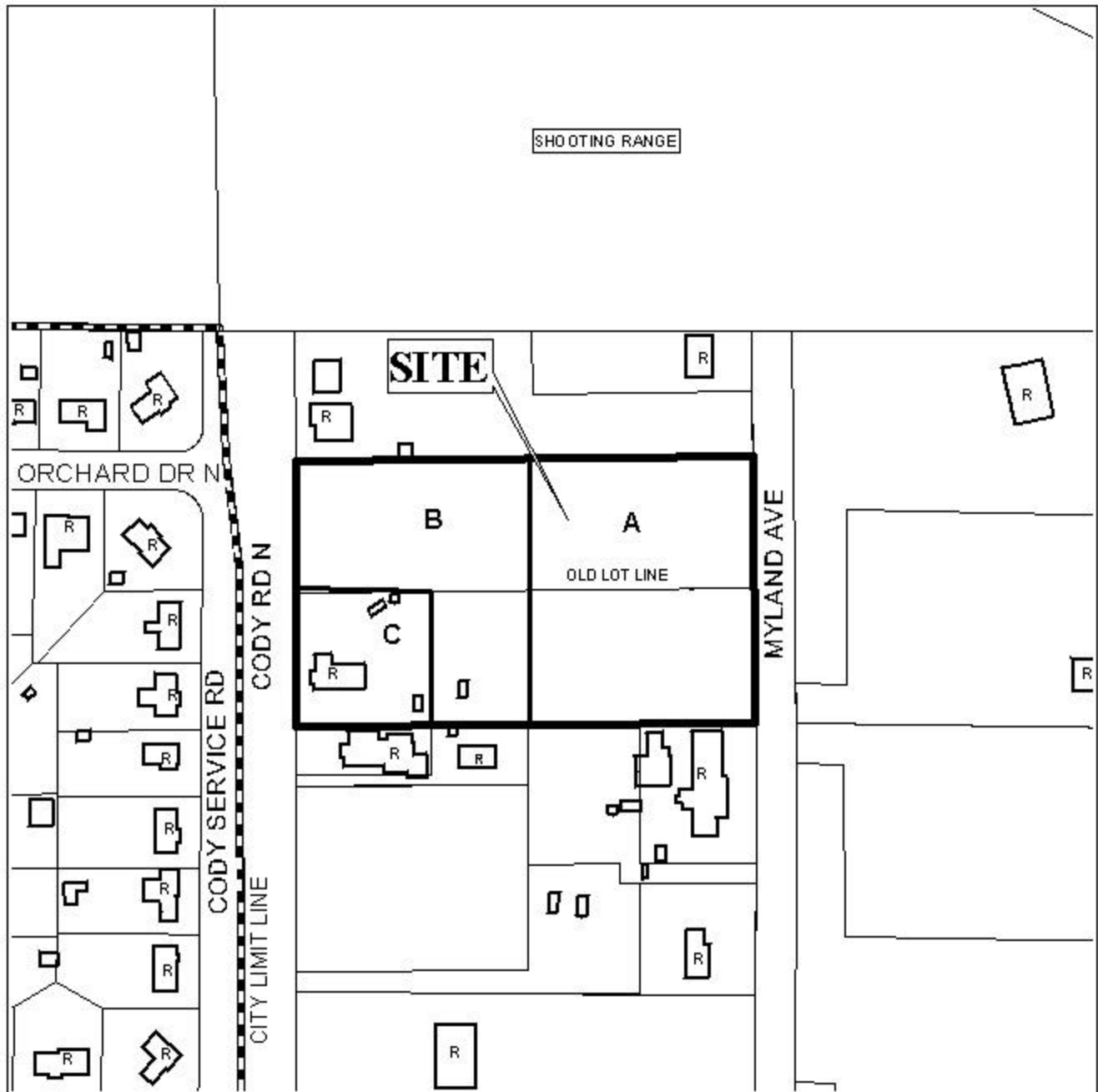
APPLICANT Mallon Estates Subdivision

REQUEST Subdivision



NTS

# MALLON ESTATES SUBDIVISION



APPLICATION NUMBER 10 DATE August 21, 2003

LEGEND



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