

NEW COUNTRY CLUB ESTATES SUBDIVISION, FOURTH UNIT, RESUBDIVISION OF LOT 5

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 2 lot, 0.7 ± acre subdivision which is located at the Northwest corner of Jordan Lane and Byrnes Boulevard. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide one lot into two lots of records.

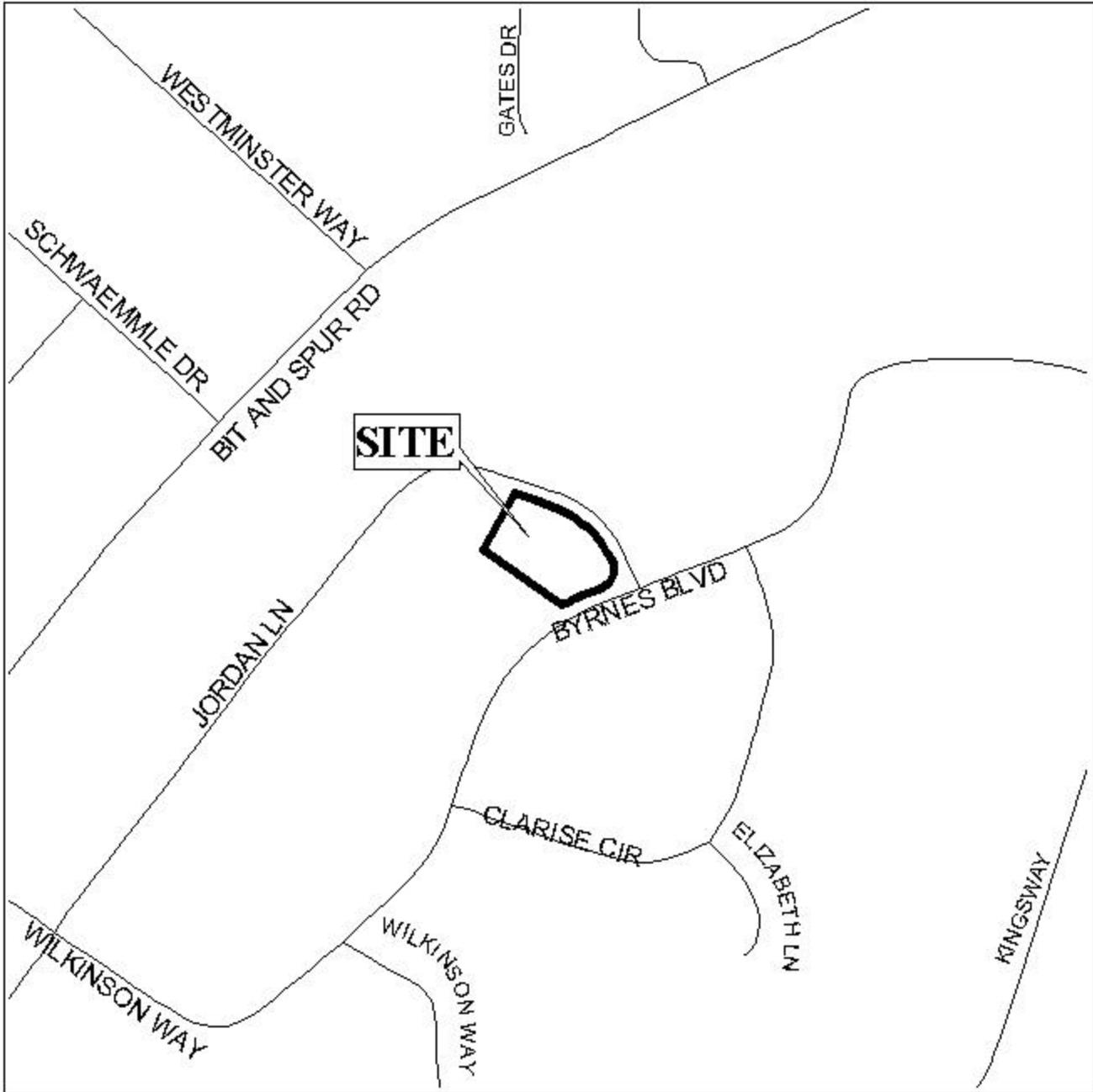
Lot 5-B is a corner lot and as such should be limited to one curb cut with the size, location and design to be approved by Traffic Engineering. Additionally, the dedication of a 25' radius should be required.

As illustrated on the Vicinity Map, there is an existing structure on the site, and there is a note on the preliminary plat stating that the existing structure will be removed.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With modifications, 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 Lot 5-B is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering; 2) the dedication of a 25-foot radius at the corner of Jordan Lane and Byrnes Boulevard; 3) the removal of the structure prior to the recording of the final plat; and 4) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 16 DATE February 19, 2004

APPLICANT New Country Club Estates Subdivision, Fourth Unit, Resubdivision of Lot 5

REQUEST Subdivision



NTS

NEW COUNTRY CLUB ESTATES SUBDIVISION, FOURTH UNIT, RESUBDIVISION OF LOT 5



APPLICATION NUMBER 16 DATE February 19, 2004

LEGEND



NTS