

OVERLOOK PLACE 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 8.1 ± acres, 30 lot subdivision which is located on South side of Overlook Road, 950'± East of Cody Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel and legal lot into 30 lots.

The Subdivision Regulations state that a closed end street (cul-de-sac) shall not be longer than 600'. As proposed, the cul-de-sac is approximately 1,000' in length; thus, a street stub to the West, between Lots 8-10, should be required. It should be noted that the large parcels to the East and West are undeveloped thus allowing for a continuation of the proposed street and street stub.

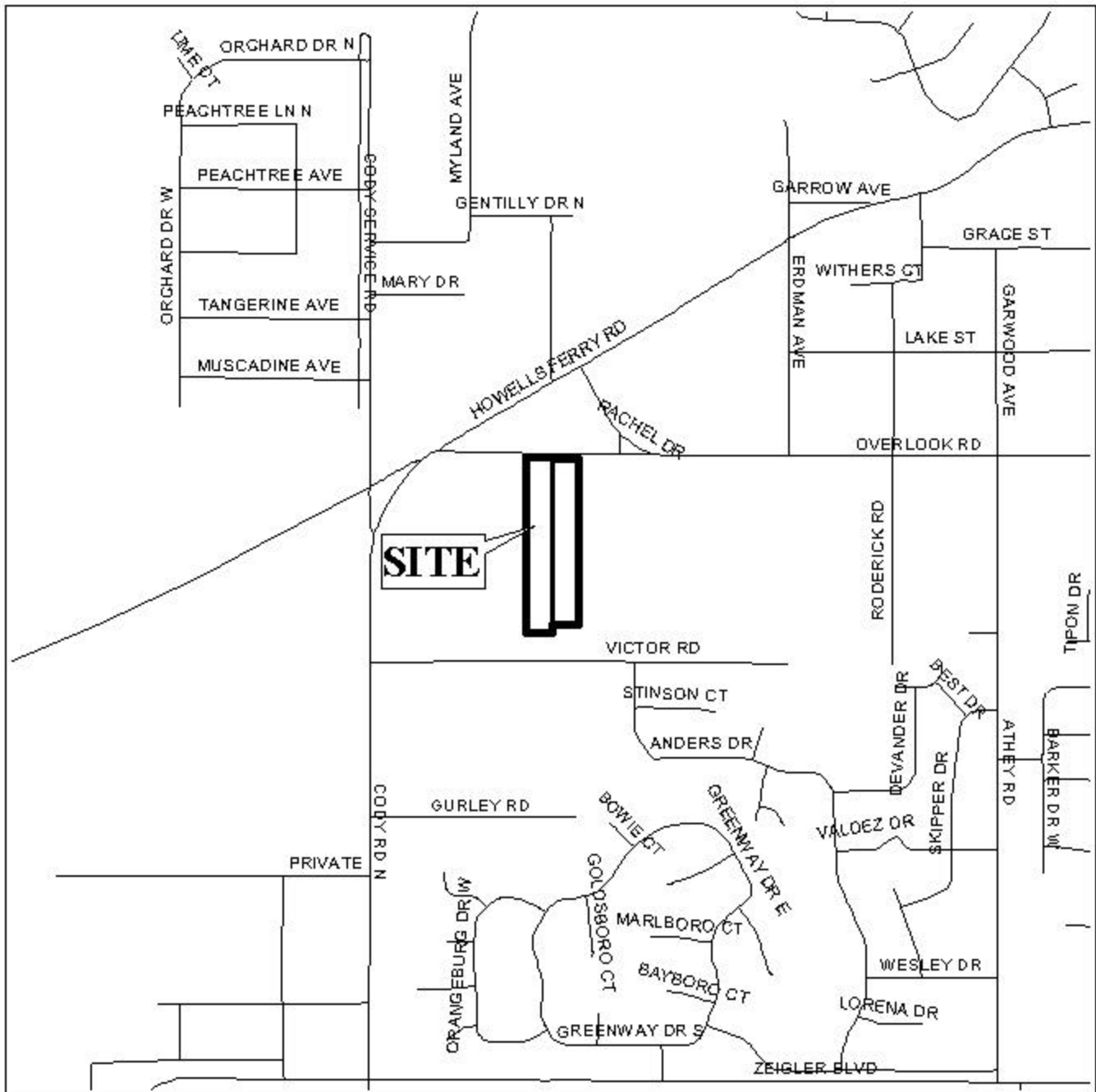
As proposed, Lots 1 and 2 would have frontage along Overlook Road and the new street; therefore, a note on the final plat stating the Lots 1 and 2 are denied direct access to Overlook Road, should be required.

The common area is labeled for detention and a note identifying this area as detention, as well as a note stating that the maintenance of the common area is the responsibility of the property owners, should be required on the final plat.

As proposed, the applicant is proposing a modified temporary turnaround for the proposed street to the West; however, a "cul-de-sac type" temporary turnaround with the appropriate radius, should be provided until the adjacent parcel is developed.

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 provision of a street stub to the West between Lots 8-10; 2) the placement of a note on the final plat stating that Lots 1 and 2 are denied direct access to Overlook Road; 3) the placement of a note on the final plat stating maintenance of all common areas is the responsibility of the property owners and labeled as detention; and 4) the provision of a "temporary" cul-de-sac until the property to the East is developed.

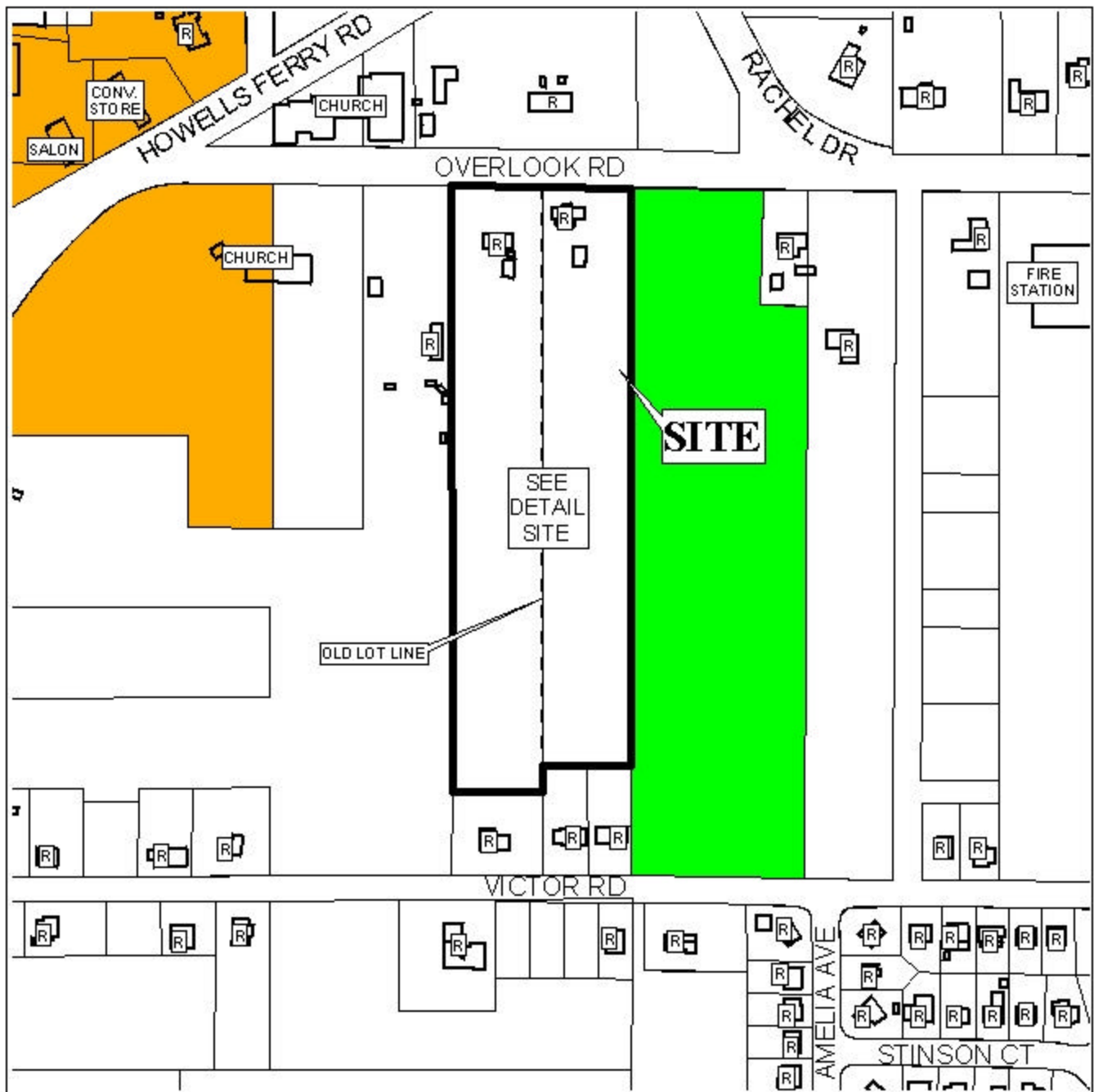
LOCATOR MAP



APPLICATION NUMBER 24 DATE March 20, 2003
APPLICANT Overlook Place Subdivision
REQUEST Subdivision

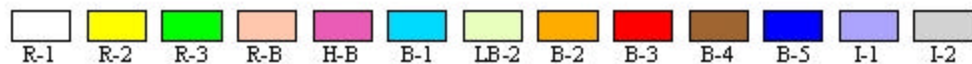


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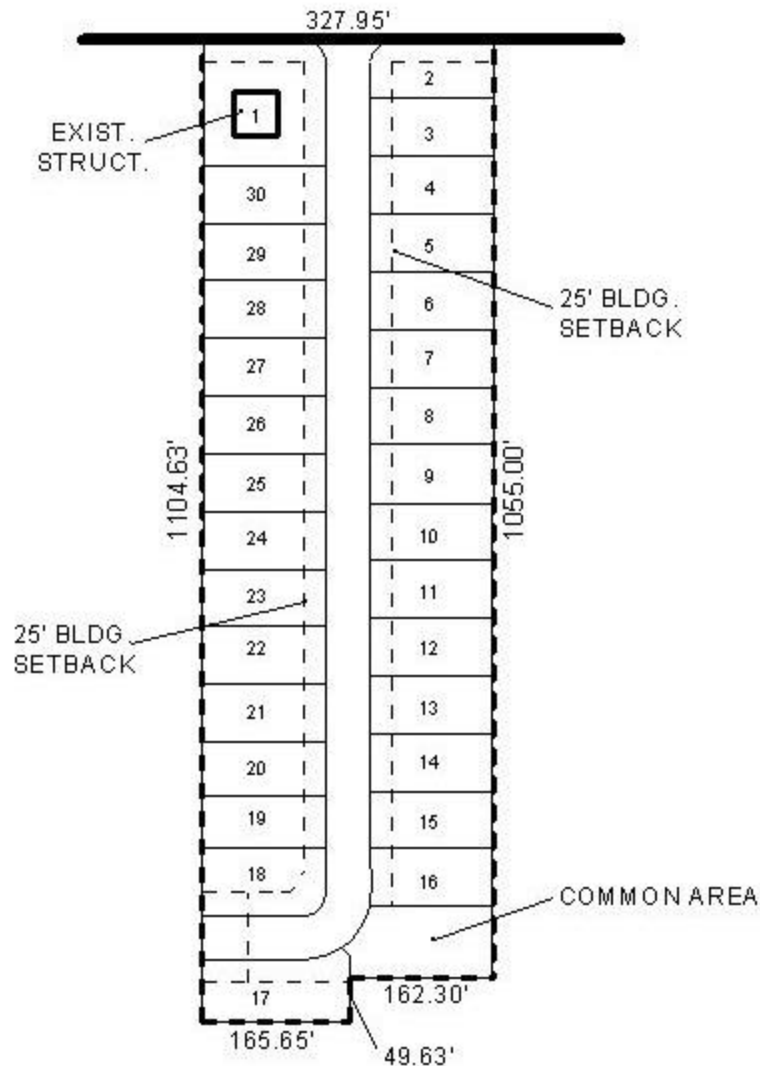
LEGEND



NTS

DETAIL SITE PLAN

OVERLOOK ROAD



APPLICATION NUMBER 24 DATE March 20, 2003

APPLICANT Overlook Place Subdivision

USE/REQUEST Subdivision



