

PLEASANT VALLEY 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 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).

The plat illustrates the proposed 3.53 \pm acre, 2 lot subdivision which is located on the north side of Pleasant Valley Road, 260 \pm feet east of McRae Avenue, and is in Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from one existing parcel.

The site fronts upon two streets: Fairway Drive to the north and Pleasant Valley Road to the south. Fairway Drive is a major street, as illustrated on the Major Street Plan, and as such a minimum right-of-way width of 100 feet, or 50 feet in each direction as measured from the centerline of the roadway is required. Fairway Drive has an existing right-of-way width of 50 feet, and measures 25 feet from the roadway centerline to the property line of the proposed subdivision; thus the right-of-way width is 25 feet short of the required minimum width from the centerline for the proposed major street. The setback of an additional 25 feet of right-of-way should be required along the Fairway Drive frontage of the proposed Lot 1 in conformance with the right-of-way width requirements for future major streets in Section V.B.14. of the Subdivision Regulations.

Pleasant Valley Road's existing right-of-way of 50 feet should to be widened to 60 feet to conform to the right-of-way width requirements of Section V.B.14. for minor streets lacking curb and gutter. As such, dedication of an additional 5 feet of right-of-way should be required for the portion of the site (proposed Lot 2) abutting Pleasant Valley Road.

As the proposed Lot 1 fronts a major street, access management is a concern; therefore driveway number, sizes, location and design must be approved by Traffic Engineering and conform to AASHTO standards.

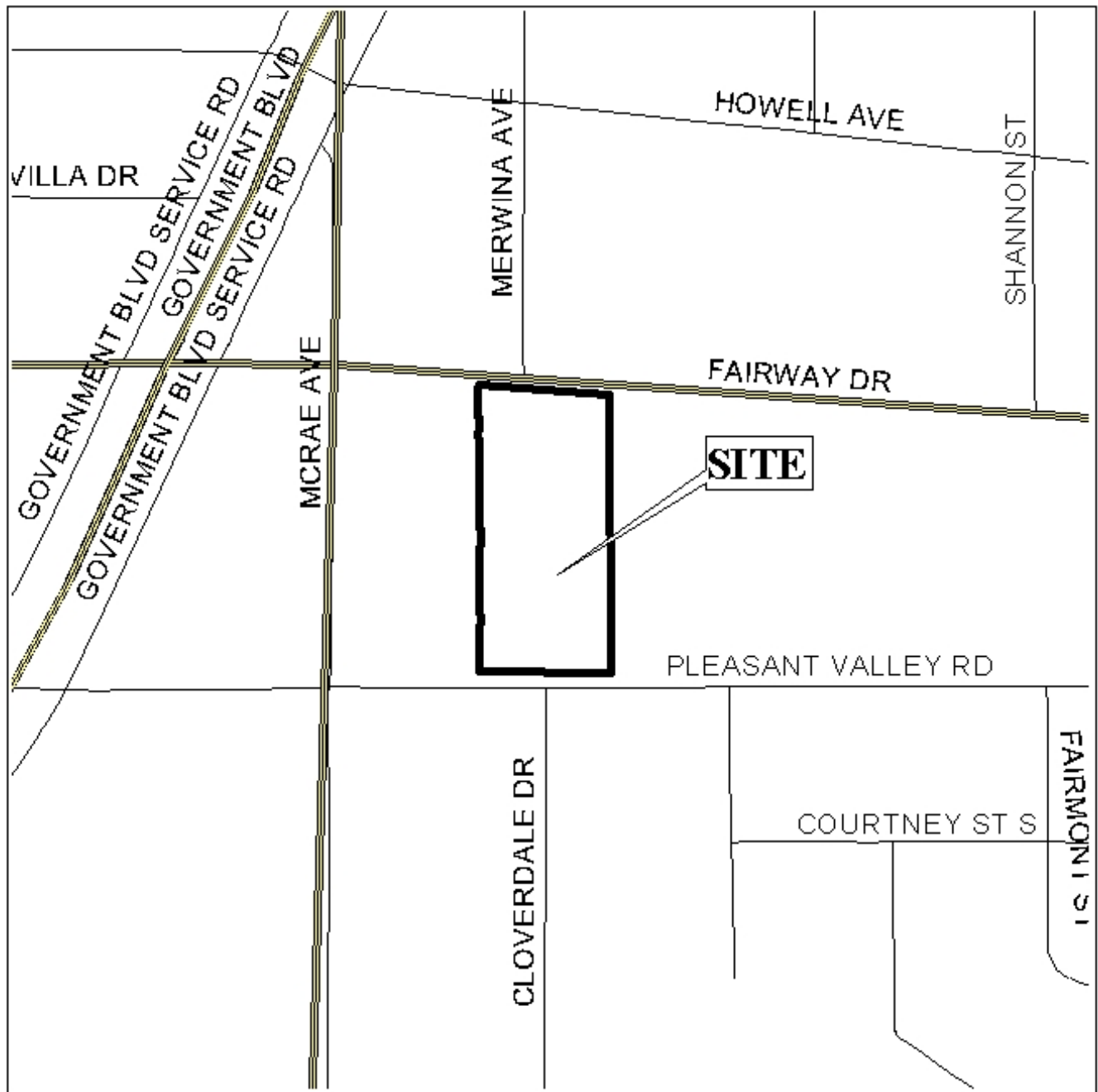
The proposed lots are 1.75 \pm acres in area, and exceed the minimum size required in Section V.D.2. for properties with public water and sanitary sewer. Both lots fall within Section V.D.3.'s recommended width to depth ratio.

The minimum building setback line required in Section V.D.9. is not shown for either lot, but would be required on the Final Plat. The building setback line should be a minimum of 25-feet

from the future right-of-way for Fairway Drive, and 25-feet from the additional dedicated right-of-way for Pleasant Valley Road.

The plat is recommended for Tentative Approval subject to the following conditions: 1) setback of an additional 25 feet of right-of-way along Fairway Drive in accordance with Section V.B.14.; 2) dedication of an additional 5 feet of right-of-way along Pleasant Valley Road in accordance with Section V.B.14.; 3) indication of the building setback line for both lots on the Final Plat, a minimum of 25-feet from the future right-of-way for Fairway Drive, and a minimum of 25-feet from the additional dedicated right-of-way of Pleasant Valley Road in accordance with Section V.D.9.; and 4) placement of a note on the Final Plat stating that curb cut number, sizes, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.

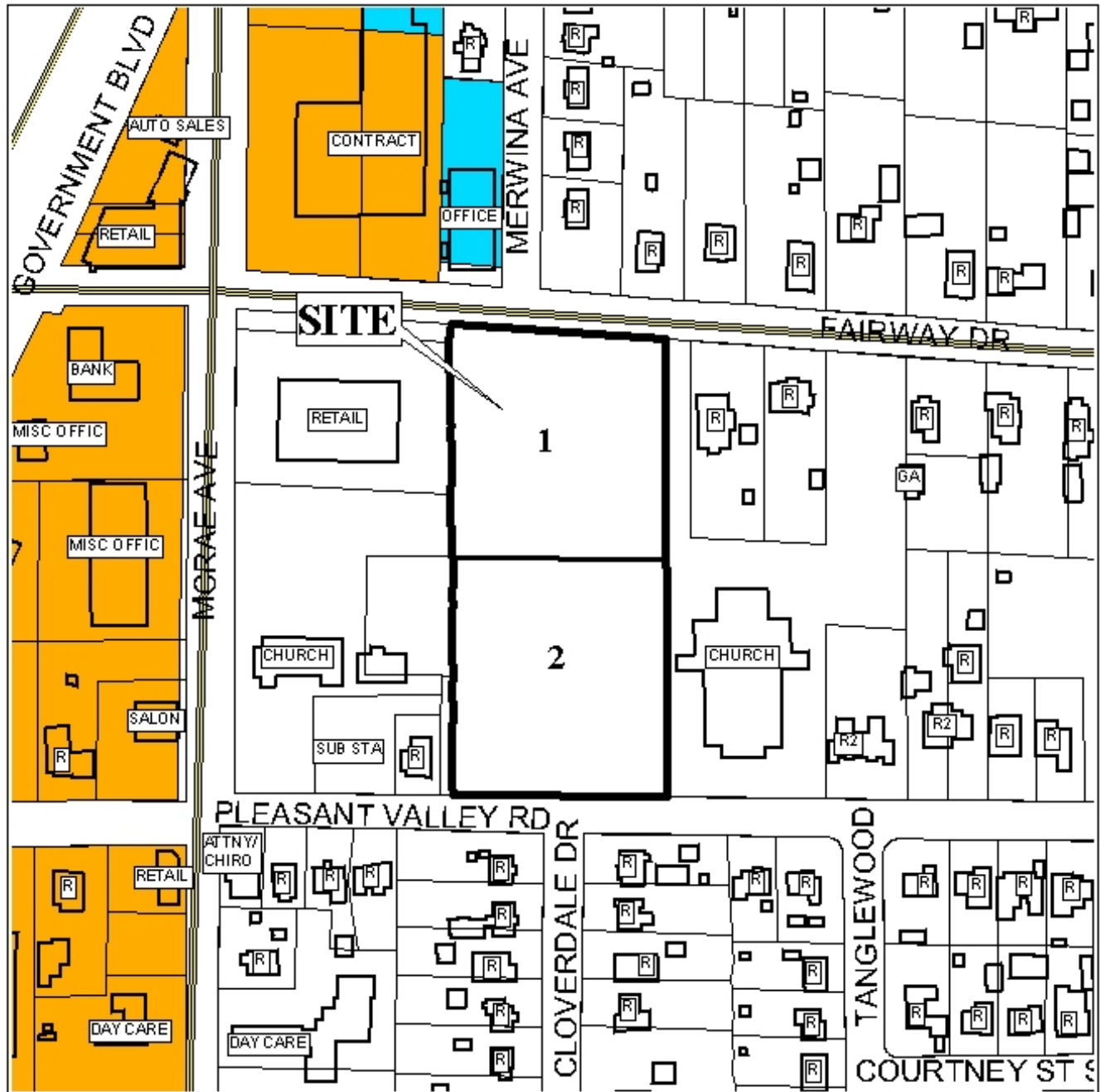
LOCATOR MAP



APPLICATION NUMBER 11 DATE March 3, 2005
APPLICANT Pleasant Valley Subdivision
REQUEST Subdivision



PLEASANT VALLEY SUBDIVISION



APPLICATION NUMBER 11 DATE March 3, 2005

LEGEND



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