

RICHARD TALBOTT 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 27,180 \pm square foot, 2 lot subdivision which is located on the north side of Stein Street and the east side of Dogwood Lane, and is in Council District 7. The subdivision is served by public water and sanitary sewer.

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

The site primarily fronts on Stein Street, with a smaller frontage on Dogwood Lane. Stein Street has asphalt curb and valley gutters in this location, while Dogwood Lane has concrete curb and gutters. Each roadway is considered a minor street, and therefore should have rights-of-way of 50 feet wide, according to Section V.B.14. of the Subdivision Regulations. The current right-of-way widths are 45 feet for Stein Street and 33 feet for Dogwood Lane. In order to comply with the minimum width requirements, an additional 2.5 feet of right-of-way should be dedicated along Stein Street, and an additional 8.5 feet should be dedicated along Dogwood Lane.

The proposed Lot 2 has street corner frontage. According to Section V.B.16., "*Curb radii shall not be less than 20 feet.*" Additionally, according to Section V.D.6., "*Where necessary by reason of curb radii, property lines at street intersection corners shall be arcs having radii of at least 10 feet or shall be chords of such arcs.*" The proposed Lot 2 does not appear to comply with either Section, thus the plat should be revised to reflect these requirements.

The 25-foot minimum building setback line from the dedicated right-of-way is not shown but would be required on the Final Plat, if approved.

The proposed subdivision will result in two lots, each from 7,500 to 19,680 \pm square feet in area, and would exceed the minimum size required in Section V.D.2. for properties with public water and sanitary sewer. Each of the proposed lots is within the width to depth ratio recommended in Section V.D.3. of the Subdivision Regulations.

The existing parcel has a one story single-family residence. The proposed subdivision of the site will result in the residence occupying portions of the two proposed lots. Therefore, the residence should be removed prior to the recording of the final plat. A demolition permit will be required to remove the existing structure.

Finally, the two bearings of the northwest property-line are conflict with the written description. The bearings on the plat should correspond with the written description on the Final Plat.

The plat is recommended for Tentative Approval subject to the following conditions: 1) the dedication of 2.5 feet of right-of-way along Stein Street and 8.5 feet of right-of-way along Dogwood Lane, in accordance with Section V.B.14.; 2) the adjustment of the property line at the corner of Dogwood Lane and Stein Street to reflect a minimum 10 foot radius in accordance with Section V.D.6.; 3) the depiction of the 25-foot minimum building setback line from dedicated right-of-way; and 4) the correction of the directional bearings on the northwest property line to agree with the written description of the site boundaries.

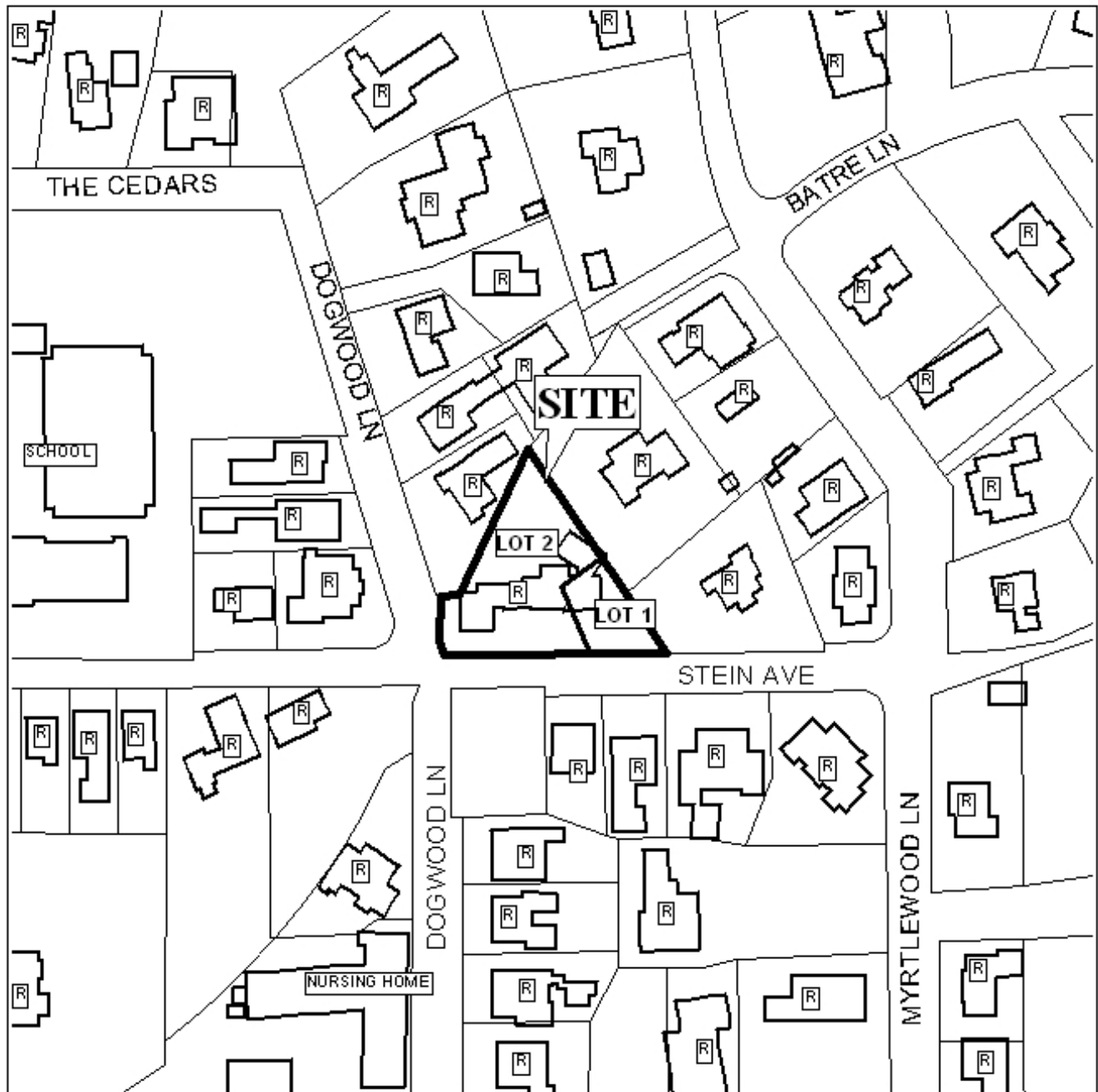
LOCATOR MAP



APPLICATION NUMBER 13 DATE March 3, 2005
APPLICANT Richard Talbott Subdivision
REQUEST Subdivision



RICHARD TALBOTT SUBDIVISION



APPLICATION NUMBER 13 DATE March 3, 2005

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



NTS