

## **THE CANAL 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.

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 lot, 1.3 ± acres subdivision which is located on the West side of Kentwood Lane, 375' ± West of Pinecrest Lane. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to shift interior lot lines.

Kentwood Lane, which has an existing right-of-way of 30-feet, is a minor street, and as such requires a 50-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 25-feet from the centerline should be required. It should be noted that although Kentwood Lane is substandard, the plat would not create additional lots, it would simply shift existing lot lines.

As indicated on the plat, the site is located on Dog River and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

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) dedication of sufficient right-of-way to provide 25 feet from the centerline of Kentwood Lane; 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 3) the placement of the 25-foot minimum setback lines on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 13 DATE February 19, 2004

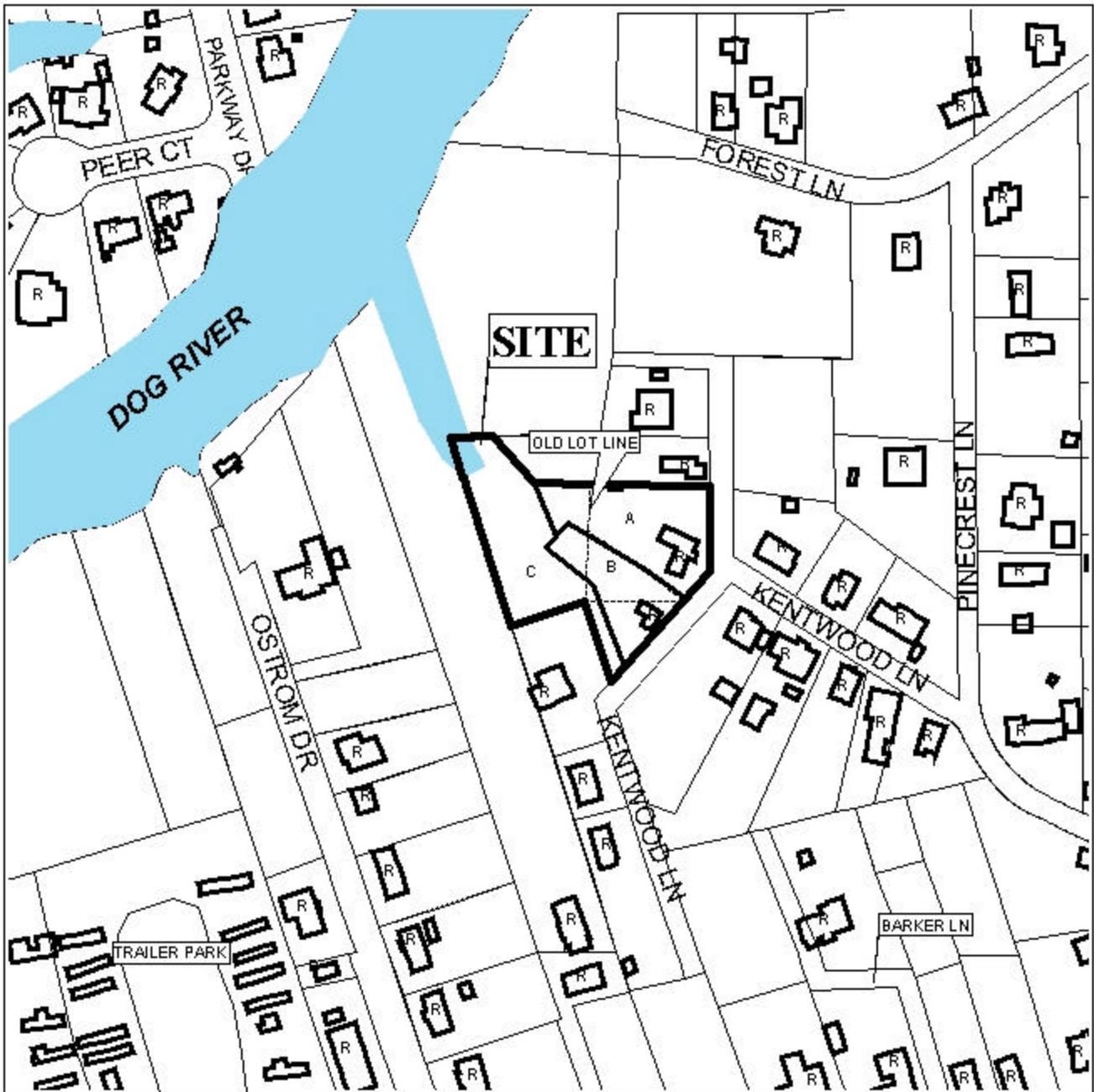
APPLICANT The Canal Subdivision

REQUEST Subdivision



NTS

# THE CANAL SUBDIVISION



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LEGEND



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