1. Easements
2. The easement for the shared driveway must be submitted.
3. For Lot B1, is the CMP pole staying on Lot B2? The plat need to show the utilities for the existing house. Any utilities for the existing house on lots other that it sits on, will need easements. These easements will need to be submitted.
4. Subdivision Plat
5. The plat needs to state that Lot B2 is restricted only to a single family lot and Lot A could be a two-family. As currently proposed B1 does not meet zoning requirements for a duplex and therefore has to be single family home.
6. The applicant is proposing a sidewalk along Hodgins Street, please show on the plat.
7. The City Surveyor is conducting a review of the plat and comments will be forwarded at later date.
8. The plan is showing overheard utilities for the two proposed houses, all utility lines must be placed underground.
9. The utilities plan shows a sidewalk along the frontage on Hodgins Street but the cover letter talks about a waiver of the sidewalk. If the applicant is requesting a waiver, the applicant will need to meet criteria for it. The sidewalk criteria are attached.
10. In the cover letter, it stated that the “*The intent of the Owners is to market and sell the lots to individual homeowners, and not to actually develop these lots. As such, responsibility for utility connections and installation of the Stormwater Treatment areas will be borne by the Lot buyers and not the Applicant*”. Section 14-499- Required improvement, state that “Prior to the release of the approved recording plat the subdivider shall file a guarantee as hereinafter provided, and prior to release of such guarantee the subdivider shall have completed all improvements as follows” please attachment for the specific improvements.
11. The Grading Plan will need to show the grading around the proposed houses so that staff can review how the stormwater will be drained into the rain gardens. Please provide more details on the grading.
12. Veranda Street is up for paving soon (DPS is looking into the exact date), before this happens, the applicant may want to install the curb cut and utility lines on the street. After the paving, Veranda Street will have a moratorium of five years.