



To: Planning Commission

From: Micah Stryker – Planning & Zoning

Date: February 10, 2014

RE: **Preliminary Plat – Brighton – Land Lot: 351**

Enclosed please find the Preliminary Plat for Brighton. The development consists of 8 single family detached lots on 3.94 acres. It is zoned R-1 (Single Family Residential).

The Preliminary Plat has been reviewed by all necessary City Departments for compliance with development standards. The proposed lots meet or exceed the minimum requirements of the zoning district.

The Community Development Department recommends approval of this preliminary plat with the following conditions:

1. The site shall be developed in substantial accordance with the original site plan titled “Preliminary Plat: Brighton” by Ridge Planners and Engineers Dated January 7, 2014.
2. The front setbacks shall be 40’ and the rear setbacks shall be 35’ unless variances are approved through the appropriate processes.
3. The cul-de-sac shall comply with the 2006 IFC minimum requirements.
4. Include site base plan used for north sight distance profile. Provide source of profile data. Sight distance should be certified to the center of the oncoming lane. Provide speed limit and SDL requirements used for the analysis.
5. Provide offsite drainage area entering Lot 3 from the south.
6. HOA shall be created to own, manage, repair and maintain public infrastructure including stormwater management, road, sidewalk and private utilities.
7. Comply with 7.2.3.2 Stormwater Concept Plan and Consultation Meeting. This consultation meeting shall take place at the time of the preliminary plan of subdivision.
8. Provide Owner of Record and Subdivider Information. If Owner of Record has changed recently please provide a copy of the warranty deed. Fulton Co. Tax Records indicate current lot owners are CALDWELL VALENTINA R & JOHN and CALDWELL ROBERT W & RUTH B
9. Tie four corners of the property to a minimum of two GPS points.
10. Demonstrate compliance with tree density requirements as established in Article 15 of the Zoning Ordinance.
11. Show any specimen trees on adjacent tracts and their respective CRZ; wherever a CRZ extends over the property line.