

2817 Boulevard Road Plat – Narrative Summary

A. Project Specific: This project proposed to subdivide the parcel into 21 single family lots (including 8 townhomes), open space/stormwater tract and Public roads. Stormwater will consist of collecting, and dispersing to the open space area. Soils testing has been conducted and the onsite soils do not support infiltration.

B. Site conditions- existing: Currently the property is undeveloped. The previous home has been removed and is mostly overgrown with brush. Trees are scattered throughout the property with an existing access to Boulevard Road on the east. The property slopes to the west where it increases in slope about mid lot. The slopes have been surveyed and analyzed by a Geotech and do not meet the critical area requirements of steep slopes.

C. Proposed vehicle access- the property would continue to be accessed by Boulevard road and an internal road with stubs to the north and south are proposed to serve the project and provide fire access to the new homes.

D. Proposed Utilities to serve project: City sewer and water are currently in Boulevard Road. The projects proposes to extent them through the development.

E. Other Relevant Project Information: Wetland and Geotech work has been completed. There are no regulated critical areas on the property, however the SW corner of the lot will have a buffer overlay from the offsite wetland to the Southwest.

Vicinity Map:

