

Constantine Short Plat
8813 SE 44th Street
Project Narrative

The proposal is to subdivide this existing 19,500 square foot parcel into two single family lots. There are existing structures on the property that will be removed; the existing gravel loop driveway off of SE 44th Street will be retained to be used for demolition access and short plat improvement staging. The trees on the property have been identified as an exceptional grove. The project Arborist and Civil Engineer have worked together to minimize the impacts on trees and provide the necessary utilities and proposed building pads.

Lot Layout:

The subject parcel width along SE 44th Street is 130.00 feet; subdividing in a north-south direction would create 65' wide lots; these would be non-conforming since City minimum width is 70'. Therefore, lot configuration would require subdividing in an east-west direction.

Access:

The City requires shared access to new lots unless this is not feasible. In this case, the owner of the subject property has rights to an access easement on the pan-handle portion of the property to the west and south (8815 SE 44th Street); access easement #2019002001241. This easement will be improved to provide shared access to both new Lots. The easement is 20 feet in width. This easement will be utilized to provide access to both Lot 1 (north lot) and Lot 2 (south lot) and the existing property (8815 SE 44th Street). The access easement will be improved to 20' paved until Lot 1 driveway access, then 12' paved until Lot 2 driveway access, then transitioned into the existing driveway for 8815 SE 44th Street.

Utilities:

The public utilities of storm, sewer, and water are located within SE 44th Street along the north side of Lot 1. The public storm within SE 44th Street will be extended from the northwest corner to the northeast corner of Lot 1 to provide connection points for both new Lots.

Lot 1 (northerly Lot):

The public utilities will be provided to Lot 1 through the existing loop gravel driveway area on the westerly side of Lot 1; between the drip lines of "saved" trees. The sewer and water services would connect directly into the existing utilities within SE 44th. The new residence on Lot 1 will be required to provide detention per the City requirements; a detention tank has been shown in accordance with City Standards assuming less than 4,000 square feet of impervious surface on Lot 1. The discharge from the detention tank would be at an elevation below the gravity storm within SE 44th Street; therefore, the detention tank would require a non-gravity (pumped) discharge in accordance with City standards. Franchise Utilities such as power, gas, and cable would be provided to Lot 1 through the same corridor as the public utilities.

Lot 2 (southerly Lot):

The public utilities will be provided to Lot 2 through a new 10' utility easement on the easterly side of Lot 1. The deepest of these utilities, sewer, would be constructed along the easterly side of the utility easement to reduce impact to the "saved" trees. The new residence on Lot 2 will be required to provide detention per the City requirements; a detention tank has been

shown in accordance with City Standards assuming greater than 4,000 square feet of impervious surface on Lot 2. The detention tank would be at an elevation below the gravity storm within SE 44th Street; therefore, the detention tank would require a non-gravity (pumped) discharge in accordance with City standards. Franchise Utilities such as power, gas, and cable would be provided to Lot 2 through the same utility easement on the easterly side of Lot 1.