

**TECHNICAL REVIEW PLAT REQUIREMENTS  
REGULAR PLANNING COMMISSION MEETING  
September 1, 2021**

PROJECT: 21PL1076

SARATOGA DOWNS, UNIT 4, PRELIMINARY PLAT (BEING TWO PARCELS OF LAND THAT ARE SITUATED IN LOT 6, SECTION 7 BOHEMIAN COLONY LANDS – 33.01 ACRES, MORE OR LESS)

Specifically located at 1802 Lands Road, generally located along Lands Road, east of Harwick Drive.

Zoned: RS-6 and RS-4.5 (Pending zone change from RS-6 to RS-4.5)

Owner: MVR Construction

Engineer: Urban Engineering

The applicant proposes to plat +/-33.01 acres into 214 single-family residential lots, one (1) public drainage channel and +/-8763 linear feet of public street.

Conditions:

1. Eventual Street Waiver to reduce the ROW to 40-feet and have sidewalks on both sides.
2. Updated cross section of Martin Street and Lands Road (half-street) to show a curb on the opposite side of the street and an updated residential street cross section to show sidewalks on both sides.
3. The eventual condemnation and connection to Lands Road.

Upon satisfaction of the remaining conditions and comments in the Plat Review Comments document, the submitted plat will satisfy the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends conditional approval.

