



CAULFIELD & WHEELER, INC.
Consulting Engineers • Surveyors & Mappers

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35
years

Engineering EB0003591
Surveying LB0003591
Landscape Architecture LC0000318

DELRAY RIDGE

WAIVER REQUEST FOR LOTS 1, 9 & 14, FRONTAGE

JUSTIFICATION STATEMENT

We appreciate the planners asking for this request, however we contend that these three lots do not meet the criteria to be called out as corner lots and should be seen as end lots. Early in our conversation with the city departments the question was posed regarding the additional width for these lots. During our conversations with the city we came up with the solution that we would add a non-vehicular access line to clearly restrict any potential access to the lots except the front. This restricted access holds true for all three lots as there will be a community wall on the exterior lot lines of these parcels. The intent of the code requiring additional width of a corner lot is to prevent homes from being on too close to the roadway, provide for safe sight corner visibility and to provide an additional buffer between the roadway and the residence. In this plan that is addressed with a wall and landscape. In our view the corner lot additional width as the issues that the additional width was intended to mitigate for does not exist in this layout.

We submit that this layout does not result in any special privilege for this project.

We further submit that the proposed layout of these lots will not adversely affect our neighbors, will not diminish the provision of public facilities nor will it create any unsafe conditions.

G. Allan Hendricks, PLA
Agent for Elish Homes





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WAIVER REQUEST FOR LOTS 1, 9 & 14, WIDTH

JUSTIFICATION STATEMENT

We appreciate the planners asking for this request, however we contend that these three lots do not meet the criteria to be called out as corner lots and should be seen as end lots. Early in our conversation with the city departments the question was posed regarding the additional width for these lots. During our conversations with the city we came up with the solution that we would add a non-vehicular access line to clearly restrict any potential access to the lots except the front. This restricted access holds true for all three lots as there will be a community wall on the exterior lot lines of these parcels. The intent of the code requiring additional width of a corner lot is to prevent homes from being on too close to the roadway, provide for safe sight corner visibility and to provide an additional buffer between the roadway and the residence. In this plan that is addressed with a wall and landscape. In our view the corner lot additional width as the issues that the additional width was intended to mitigate for does not exist in this layout.

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WAIVER REQUEST FOR LOT 6, FRONTAGE

JUSTIFICATION STATEMENT

We appreciate the planners asking for this request, however we contend that this lot is on the roadway curve and allowed this reduction of frontage. Previously, the city has requested that we change our initial plan that involved a "T" turn around scenario. They requested a curve which we have provided. In order to create compliant lots in this area, we have had to take advantage of the code provision that allows for a reduction in frontage along curves like this. In order to fit all three lots along this curve, with the minimum frontage, we adjusted these lots accordingly. If a direct line is drawn from the North property line of lot #6 to the roadway, this lot is on this curve and should be allowed this reduction.

We submit that this layout does not result in any special privilege for this project.

We further submit that the proposed layout of these lots will not adversely affect our neighbors, will not diminish the provision of public facilities nor will it create any unsafe conditions.

G. Allan Hendricks, PLA

Agent for Elish Homes

