

Courtney Estates Subdivision

Modification of Final Map

October 14, 2021

Kristinae Toomians, Project Planner
Planning and Economic Development

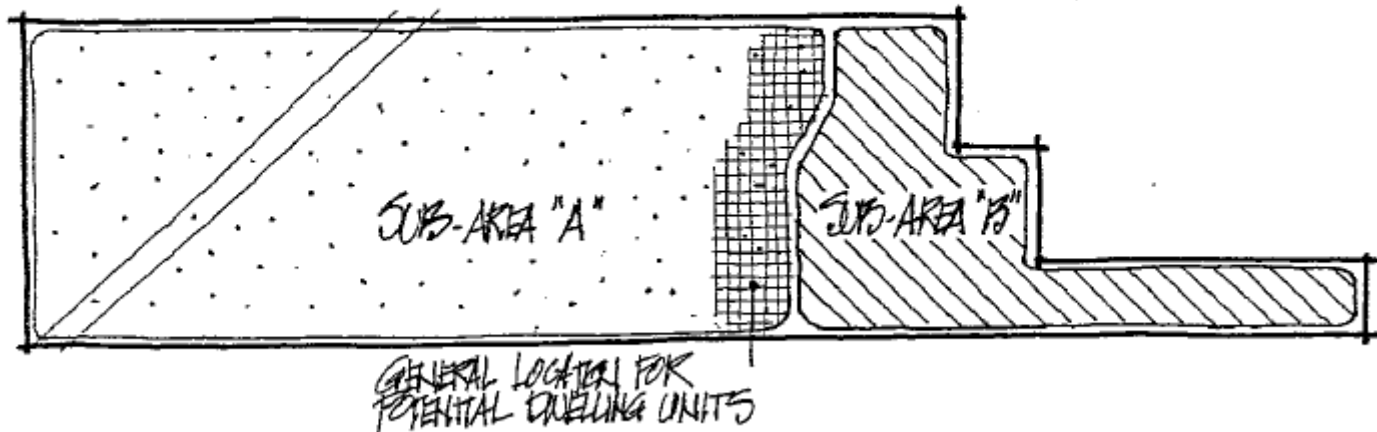
- The Courtney Estates Final Map Modification proposes to modify the lot layouts and to reconfigure easements to accommodate storm water requirements.

- The maximum lot size changes from 8,985 sq. ft. to 8,064 sq. ft.;
- The minimum lot size changes from 4,046 sq. ft. to 4,043 sq. ft.;
- The average lot size changes from 5,228 sq. ft. to 5,042 sq. ft.;
- The number of lots (50) remains unchanged;
- Parcel A (9,049 sq. ft.) and Parcel B (4,181 sq. ft.) are incorporated as stormwater treatment areas to be owned and maintained by the homeowners' association;
- The public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 ft), the south side of Alegra Street (resized to 4.5-ft), and the western portion of Courtney Manor Drive (PUE unchanged at 10 ft);
- The units per acre across the planned development (PD 05-002) remained unchanged at two dwelling units per acre, in keeping with the PD.

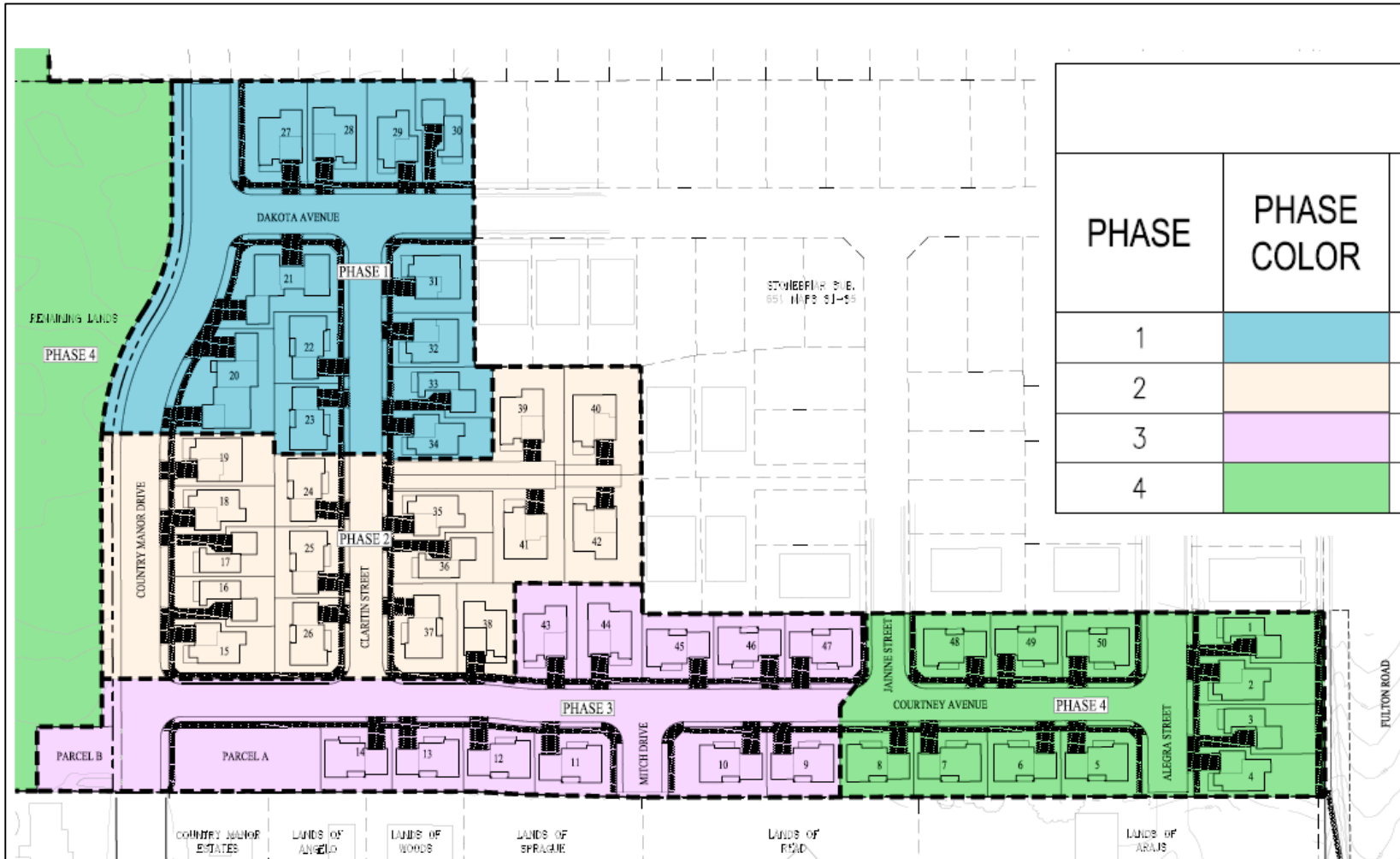
Project Location – Courtney Estates



Courtney Estates is an entitled 30.07-acre subdivision comprised of Sub-Areas A and B.



Courtney Estates



The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve the modification of the Courtney Estates Final Map, No. 2007-0065, dated November 15, 2007, to adjust the lot layouts and to reconfigure easements to accommodate storm water requirements.

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