

## WILLARD COURT SUBDIVISION

Engineering Comments: Delete note 4 on the plat (“*Flood zones platted from elevations.*”). Flood zones should be clearly delineated on the plat based on scaling the flood zone from FEMA maps, not based on elevation. Show minimum finished floor elevation on each lot. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: Must comply with the following sections of the 2003 International Fire Code: B105.1 Fire Flow Requirements; C103.1 Fire Hydrants Available; D103.4 Dead Ends.

The plat illustrates the proposed 7.4 acre  $\pm$ , 3 lot subdivision which is located on South terminus of MacMae Drive, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide three existing lots in order to reduce the width of the rear buffer to 10 feet, add a 15-foot wide drainage easement along the rear, and provide a 30-foot wide ingress and egress easement along the common lot line between proposed Lots 2 and 3. The site was most recently approved for subdivision by the Planning Commission at its November 2, 2006 meeting.

MacMae Drive is a minor street, but access management is a concern due to the limited frontage of each lot on the cul-de-sac. A note should be placed on the plat, if approved, stating that each lot is limited to one curb-cut onto MacMae Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards. All lots should be denied access to Belvedere Circle East and Moot Avenue.

If the proposed ingress / egress easement is to allow joint access between two lots, the applicant should submit an application for Planned Unit Development prior to the signing of the final plat, if approved.

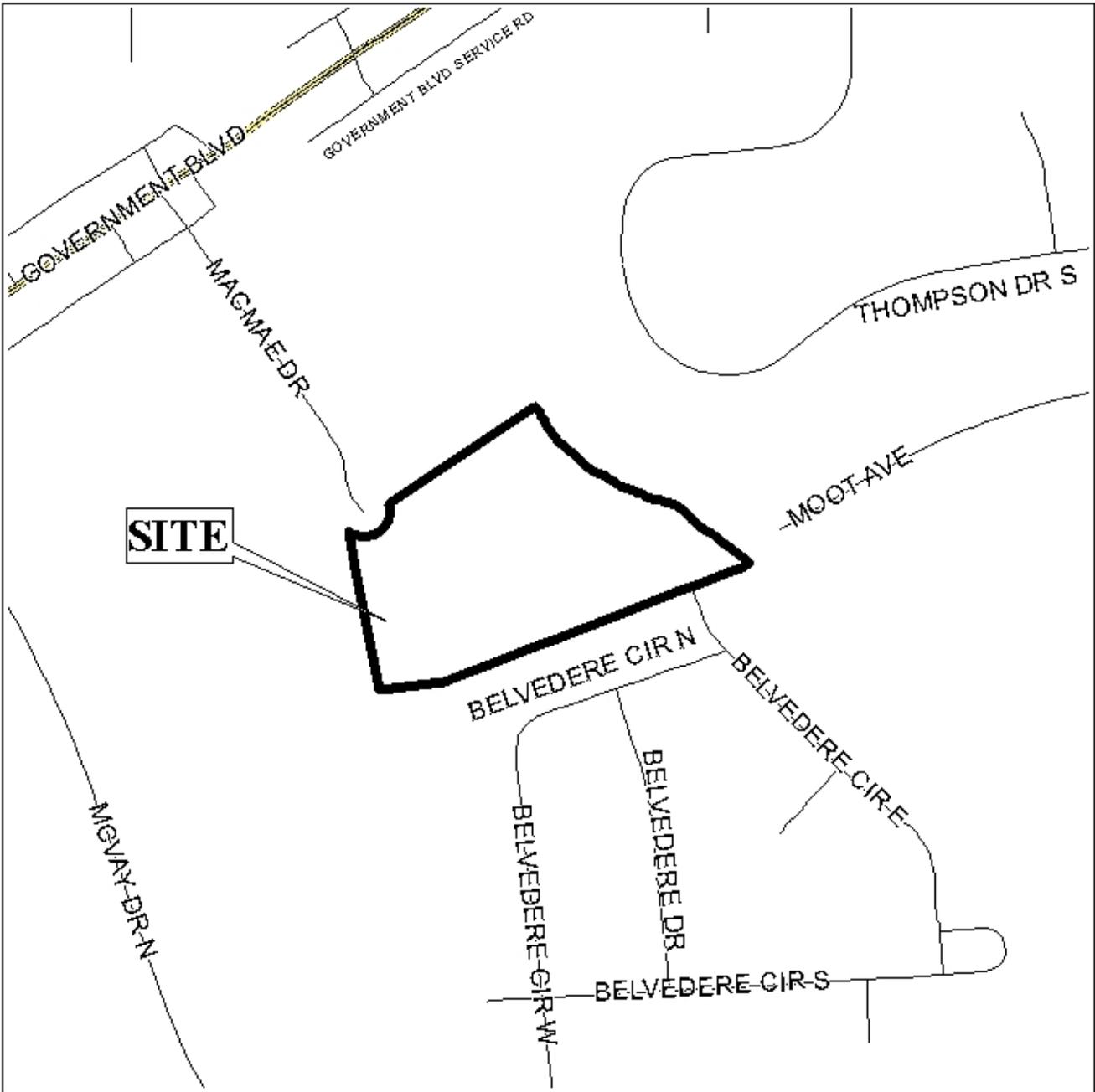
Finally, the dimension on the lot line between proposed Lots 1 and 2 is incorrect.

**Subdivision:** Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) full compliance with Engineering comments [*Delete note 4 on the plat (“Flood zones platted from elevations.”). Flood zones should be clearly delineated on the plat based on scaling the flood zone from FEMA maps, not based on elevation. Show minimum finished floor elevation on each lot. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*];
- 2) depiction of the size of each lot in square feet on the final plat;

- 3) depiction of a minimum 10-foot wide buffer along the South property lines, where the lots abut existing residential development in the Belvedere Park subdivision, and placement of a note on the plat stating that the this buffer area shall be landscaped or left in its natural state;
- 4) placement of a note on the final plat and site plan stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the plat stating that each lot is limited to one curb-cut each onto MacMae Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) placement of a note on the plat stating that all lots are denied access to Belvedere Circle East and Moot Avenue;
- 7) submittal of an application for PUD to accommodate any shared access between Lots 2 and 3 that is depicted as an easement on the plat;
- 8) correction of the distance depicted on the lot line separating Lots 1 and 2; and
- 9) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 3 DATE April 19, 2007

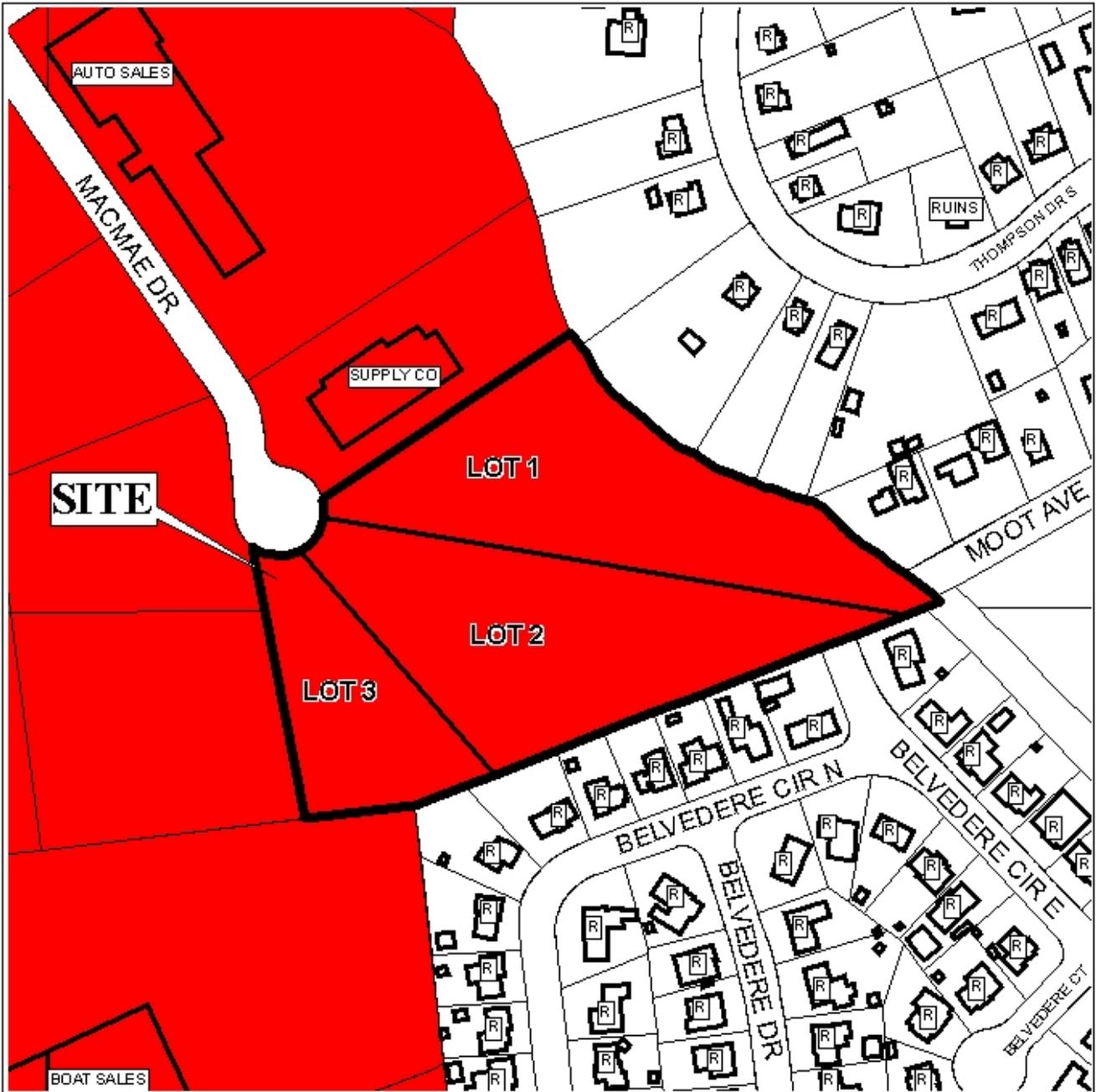
APPLICANT Willard Court Subdivision

REQUEST Subdivision



NTS

# WILLARD COURT SUBDIVISION



APPLICATION NUMBER 3 DATE April 19, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS