

## **WILDWOOD GLEN SUBDIVISION**

Engineering Comments: Show exact location of drainage easement on final plat. Show limits of flood zone and flood way on plat. Show minimum finished floor elevation of affected lots on plat. 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, sizes, 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: No comments.

The plat illustrates the proposed 9.0 ± acre, 2 lot subdivision which is located on the East side of Wildwood Place, 167'± South of Fairfield Place, and is in Council District 6. The applicant states that the site is served by public water and sanitary sewer.

The purpose of the application is to resubdivide a parcel into two lots in order to allow the construction of a large pool house that staff has determined would be considered a second residence.

The site fronts Wildwood Place, a minor street with adequate right-of-way, and an unopened street-stub for Panorama Drive, a minor street. While Wildwood Place and Panorama Drive are minor streets, access management is a concern. Lot 1 should be limited to a maximum of two curb-cuts onto Wildwood Place and denied access to Panorama Drive, until such time that Panorama Drive is improved to city standards. Lot 2 should be limited to one curb-cut onto Wildwood Place. The size, location and design of all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed Lot 2 is a flag lot, however, due to the unique circumstances related to this application, specifically the desire of the applicant to build a large pool house that may be considered a residence, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations may be appropriate.

With a waiver of Sections V.D.1. and V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) full compliance with Engineering comments (*Show exact location of drainage easement on final plat. Show limits of flood zone and flood way on plat. Show minimum finished floor elevation of affected lots on plat. 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) placement of a note on the final plat stating that Lot 1 is limited to two curb-cuts to Wildwood Place and denied access to Panorama Drive until such time it is improved to city standards, and that Lot 2 is limited to one curb-cut to Wildwood Place, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; 3) placement of the legal description on the plat and labeling of the right-of-way widths on the plat; 4) labeling of each lot with its size in square feet; 5) recording of the plat prior to the obtaining building permits; and 6) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP



APPLICATION NUMBER 2 DATE February 1, 2007

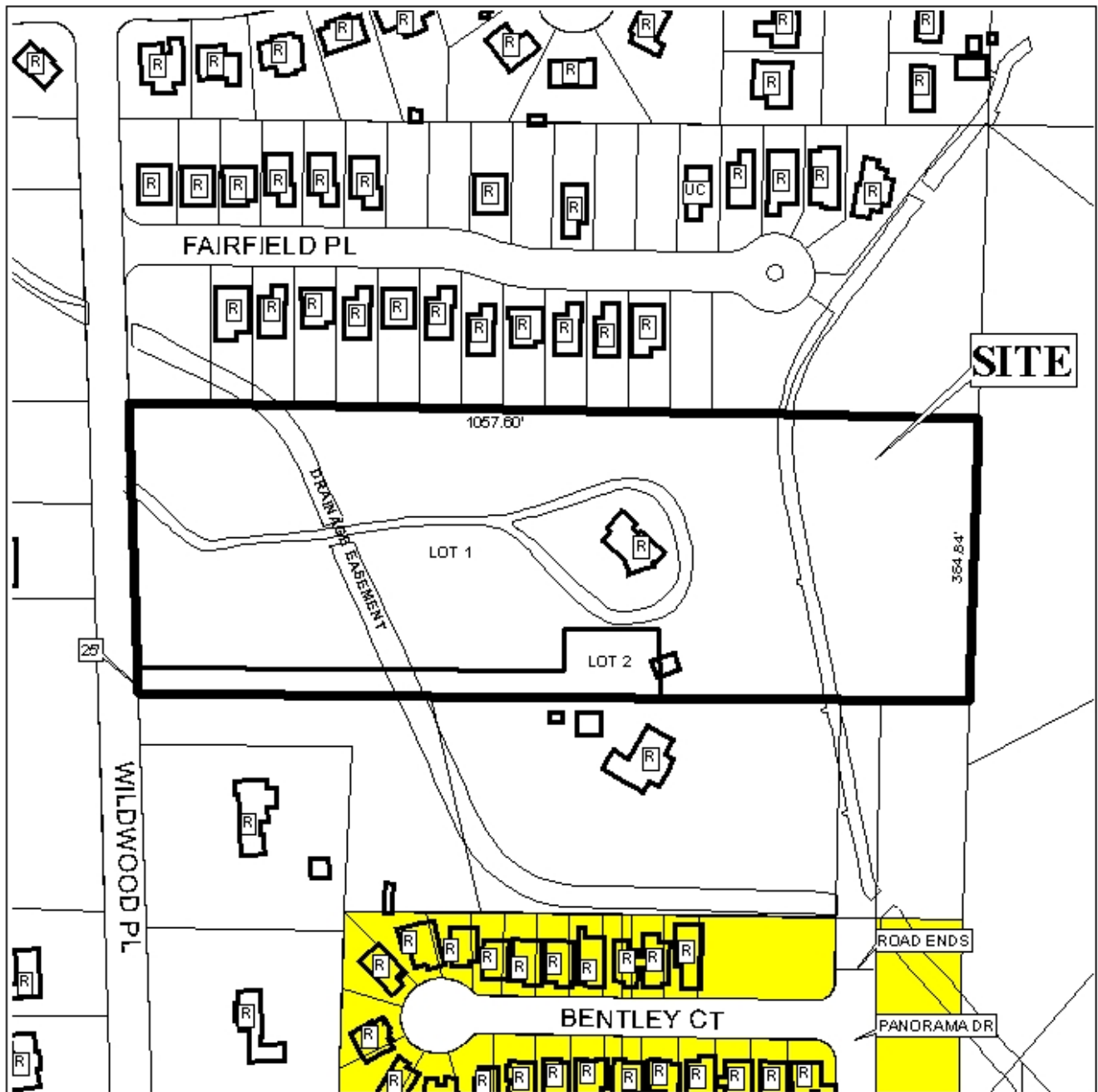
APPLICANT Wildwood Glen Subdivision

REQUEST Subdivision



NTS

# WILDWOOD GLEN SUBDIVISION



APPLICATION NUMBER 2 DATE February 1, 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
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