

## **BEARD SUBDIVISION**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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).

The plat illustrates the proposed 6.4± acre, two-lot subdivision which is located on the West side of Monarch Drive West at its South terminus, extending to the West terminus of Wolf Creek Drive North, and extending to the East terminus of Jalama Drive, and is in Council District 6. The site is served by public water and sanitary sewer.

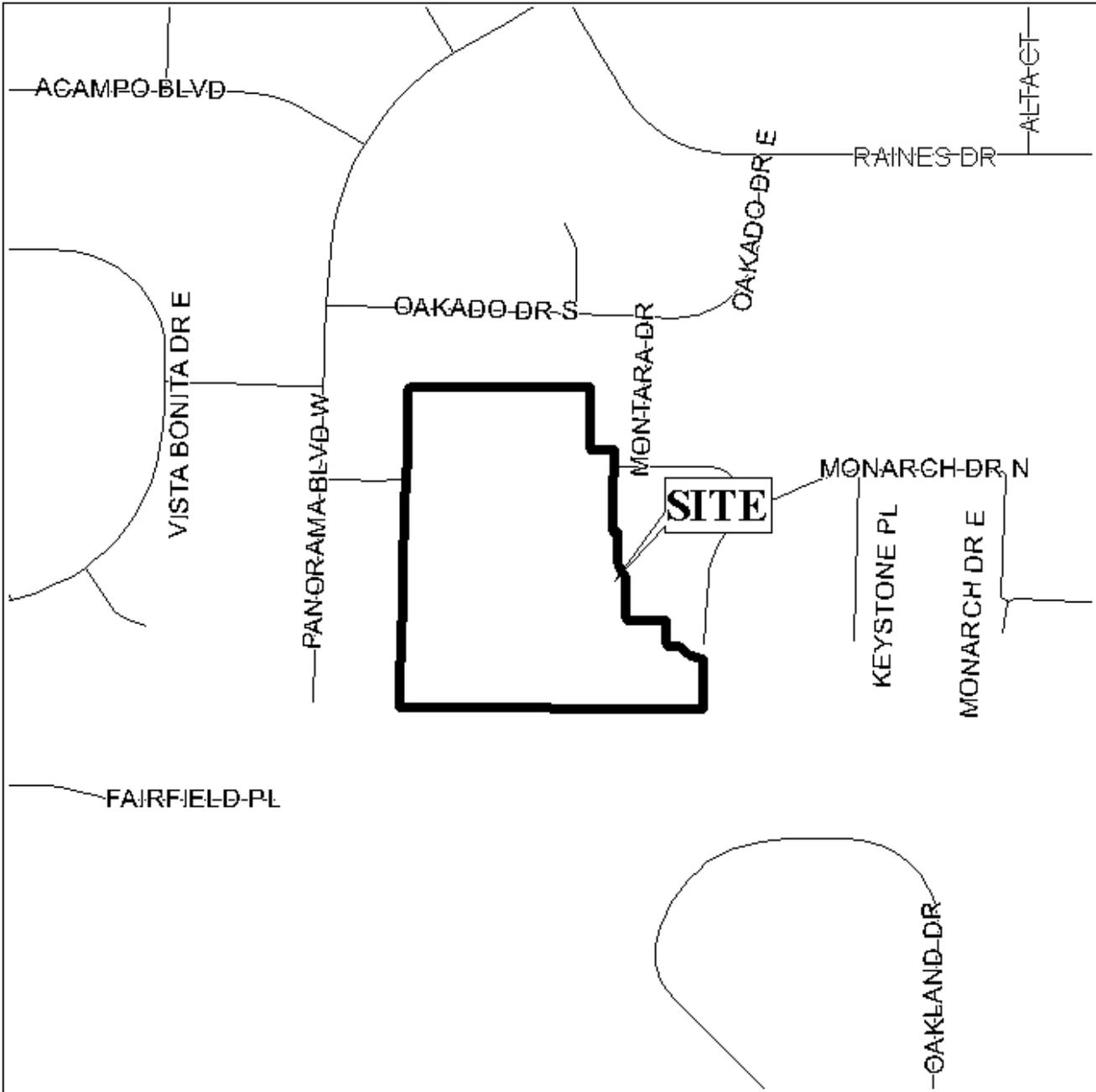
The purpose of the application is to create two lots from an existing lot and a large metes and bounds parcel.

The site fronts Wolf Creek Drive North and South and Jalama Drive, all of which have 50-foot rights-of-way. Proposed lot B does not appear to have curb cuts to these streets, but any future curb cuts would be subject to Traffic Engineering approval for their size, location, and design. As a means of access management proposed Lot A should be limited to a single curb cut.

The plat illustrates the 25-foot building setbacks for Lot A, but not for Lot B; these should be required on the final plat.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that size, location, and design of all curb cuts is subject to Traffic Engineering approval; and 2) the placement of a note on the final plat stating that Lot A is limited to a single curb cut.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE July 6, 2006

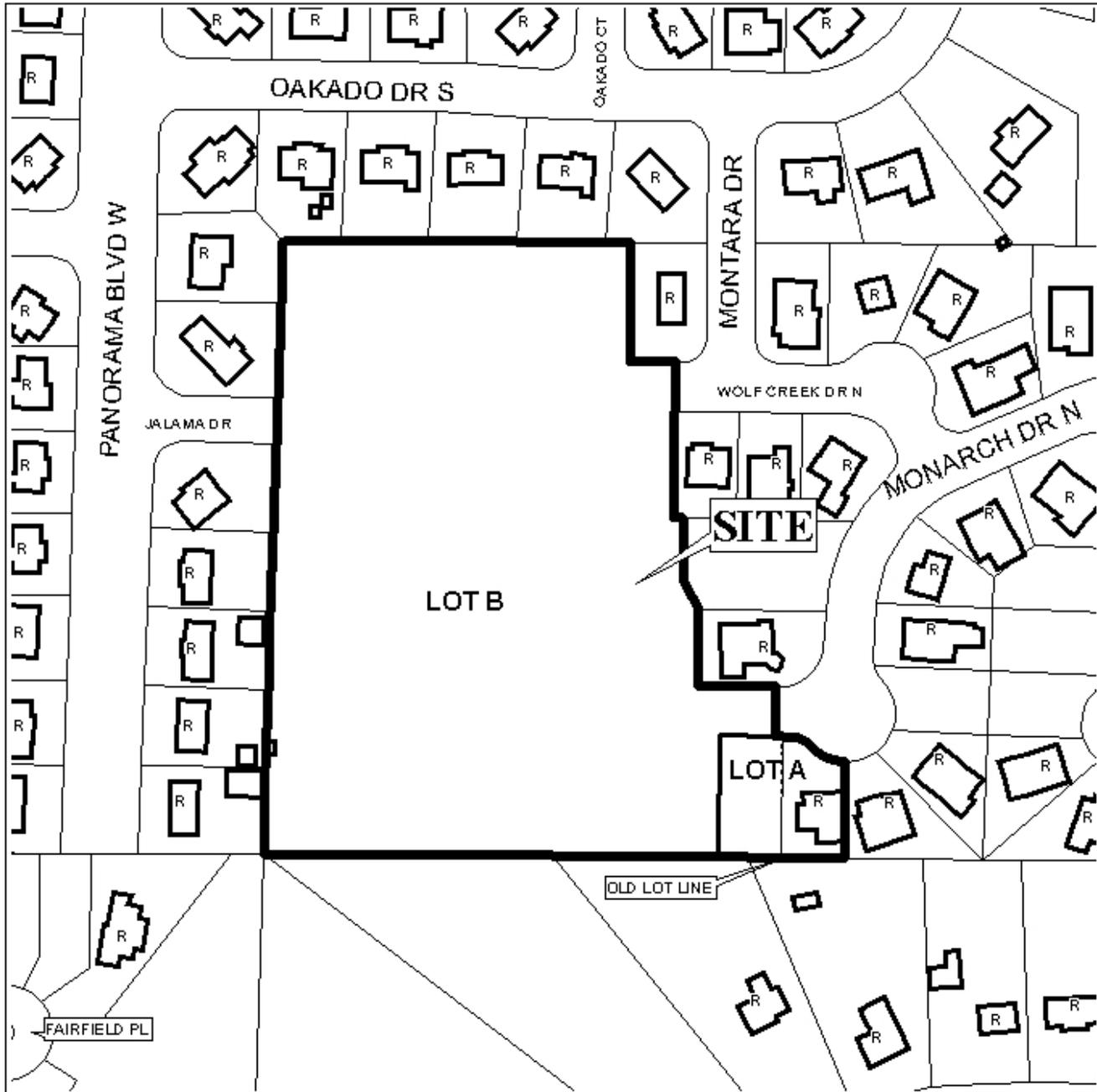
APPLICANT Beard Subdivision

REQUEST Subdivision



NTS

# BEARD SUBDIVISION



APPLICATION NUMBER 4 DATE July 6, 2006

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