

## **NOEL PLACE 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). Preservation status is to be given to the 44" Live Oak Tree and 43" Live Oak Tree located on the North East side of Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

The plat illustrates the proposed 4.5± acre, two-lot subdivision, which is located at the Northwest corner of Rose Court, 265'± West of Lloyd's Lane, 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 a single metes and bounds parcel.

The site fronts Rose Court, a City-maintained gravel street. The plat does not show the right-of-way width; however, City records indicate that it varies and is substandard in places. Therefore, dedication sufficient to provide 25 feet from the centerline of Rose Court should be required. Furthermore, as the road is not paved, a note should be placed on the final plat stating that there will be no future resubdivision until Rose Court is improved to City Engineering standards. As a means of access management, a note should be required on the final plat limiting the site to a single curb cut for each lot.

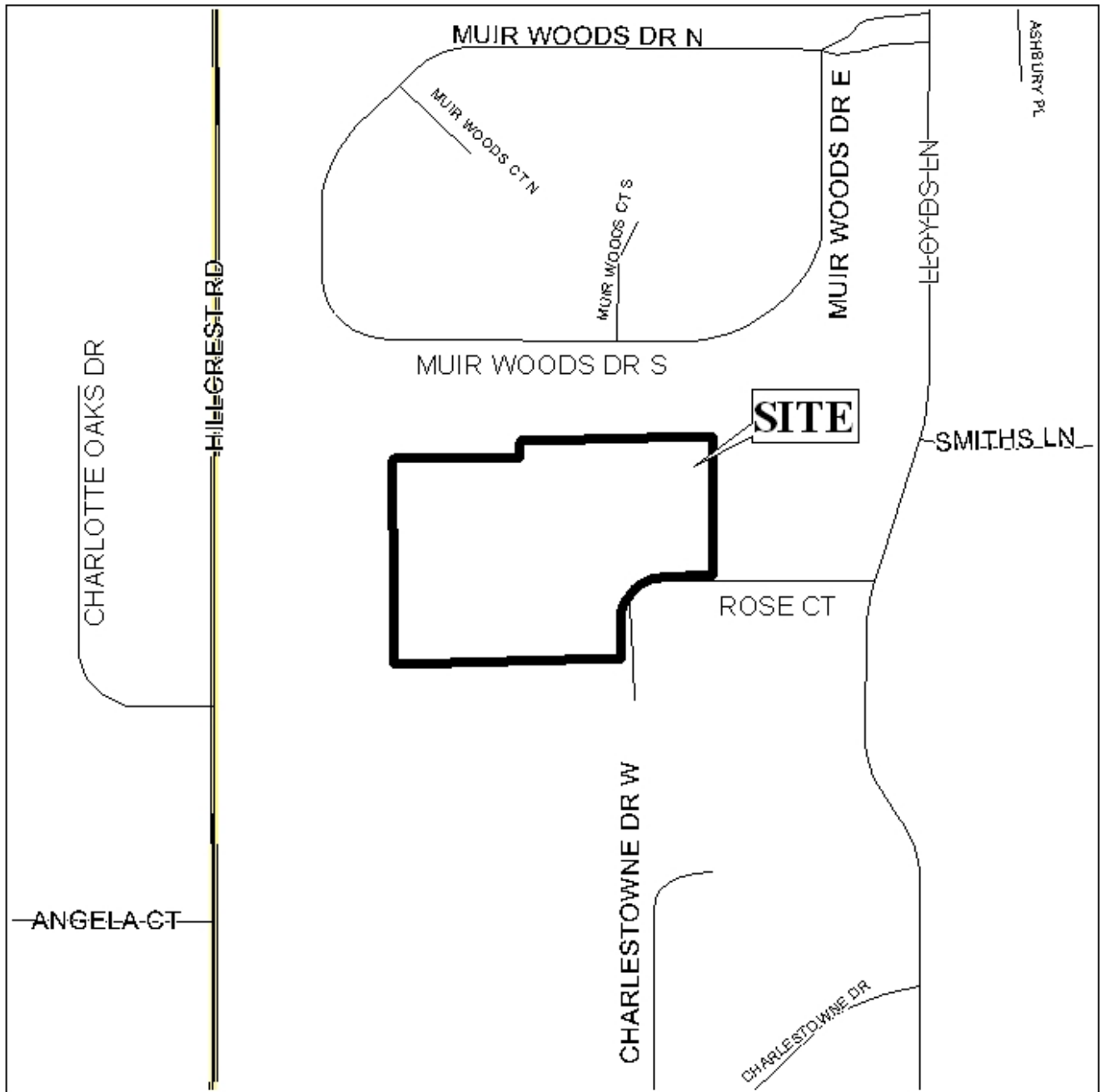
The plat illustrates setbacks, which have not been shown to scale. The final plat must be entirely to scale, including the 25-foot building setback lines.

The application also includes a legal description that describes three parcels that appear to have been combined into a single parcel, which is the one being subdivided here. The final plat must include a boundary description of the property, taken as a single parcel.

The plat meets the minimum standards of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Rose Court; 2) the placement of a note on the final plat stating that there will be no future resubdivision of the property until Rose Court is improved to City Engineering standards; 3) the placement of a note on the final plat stating that the site is limited to a single curb cut for each lot, with size, location and design to be approved by Traffic

Engineering; 4) that the entire final plat, including the 25-foot building setbacks, be drawn to scale; 5) that the legal description be revised to describe the property boundaries; and 6) compliance with 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). Preservation status is to be given to the 44" Live Oak Tree and 43" Live Oak Tree located on the North East side of Lot 2. Any work on or under these trees is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.).

# LOCATOR MAP



APPLICATION NUMBER 8 DATE June 1, 2006

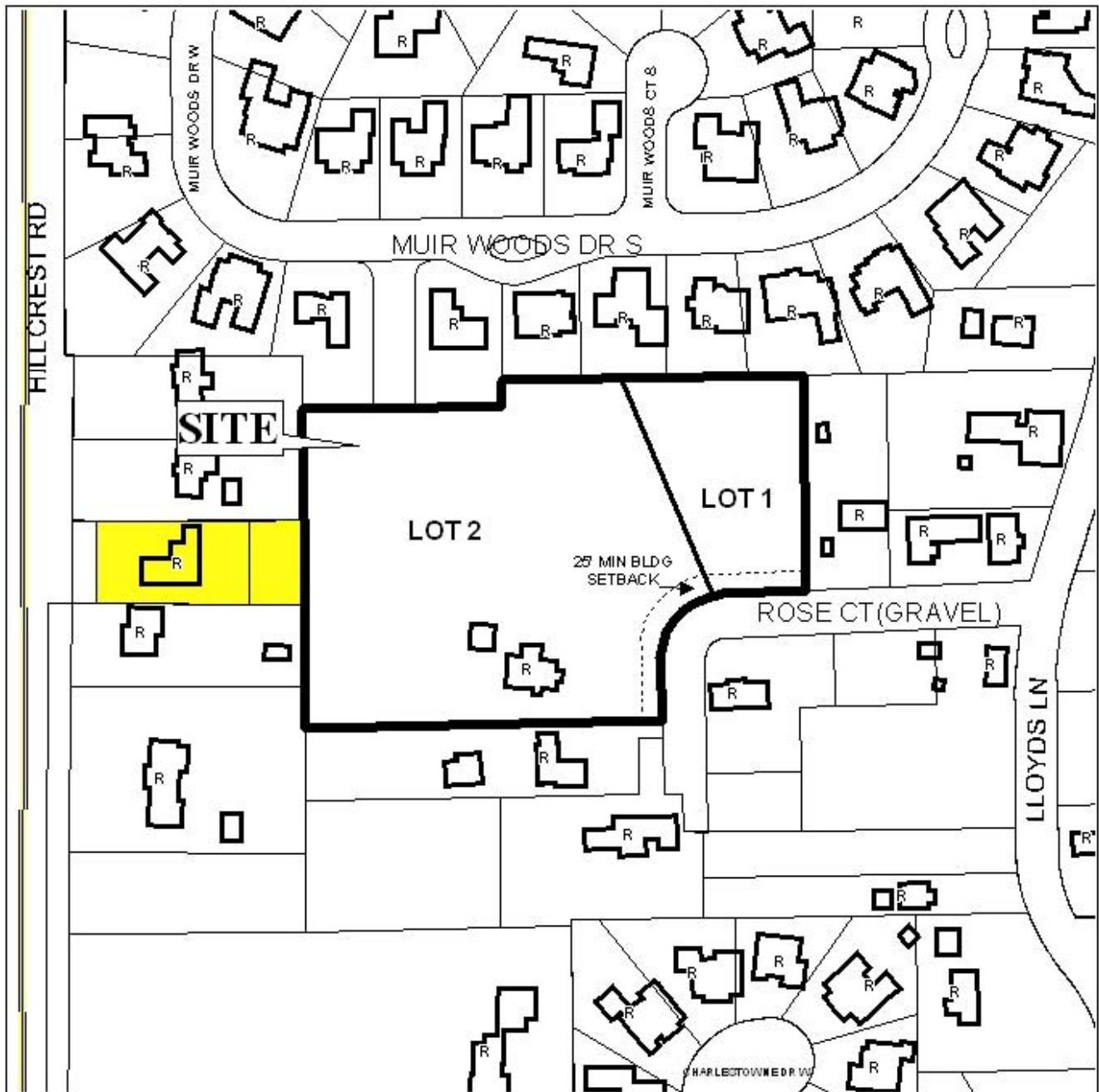
APPLICANT Noel Place Subdivision

REQUEST Subdivision



NTS

# NOEL PLACE SUBDIVISION



APPLICATION NUMBER 8 DATE June 1, 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