

JOHNSON ADDITION TO PAULINE COURT SUBDIVISION

Engineering Comments: No drainage patterns were shown as required by the Subdivision Regulations, therefore, a thorough evaluation of drainage concerns could not be completed. A Hold Harmless agreement will be required if stormwater runoff is increased and/or concentrated onto an adjacent property. 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 1.0± acre, two-lot subdivision which is located on the East side of Navco Road, 55'± North of Pauline Drive, and is in Council District 4. The site is served by public water and sanitary sewer.

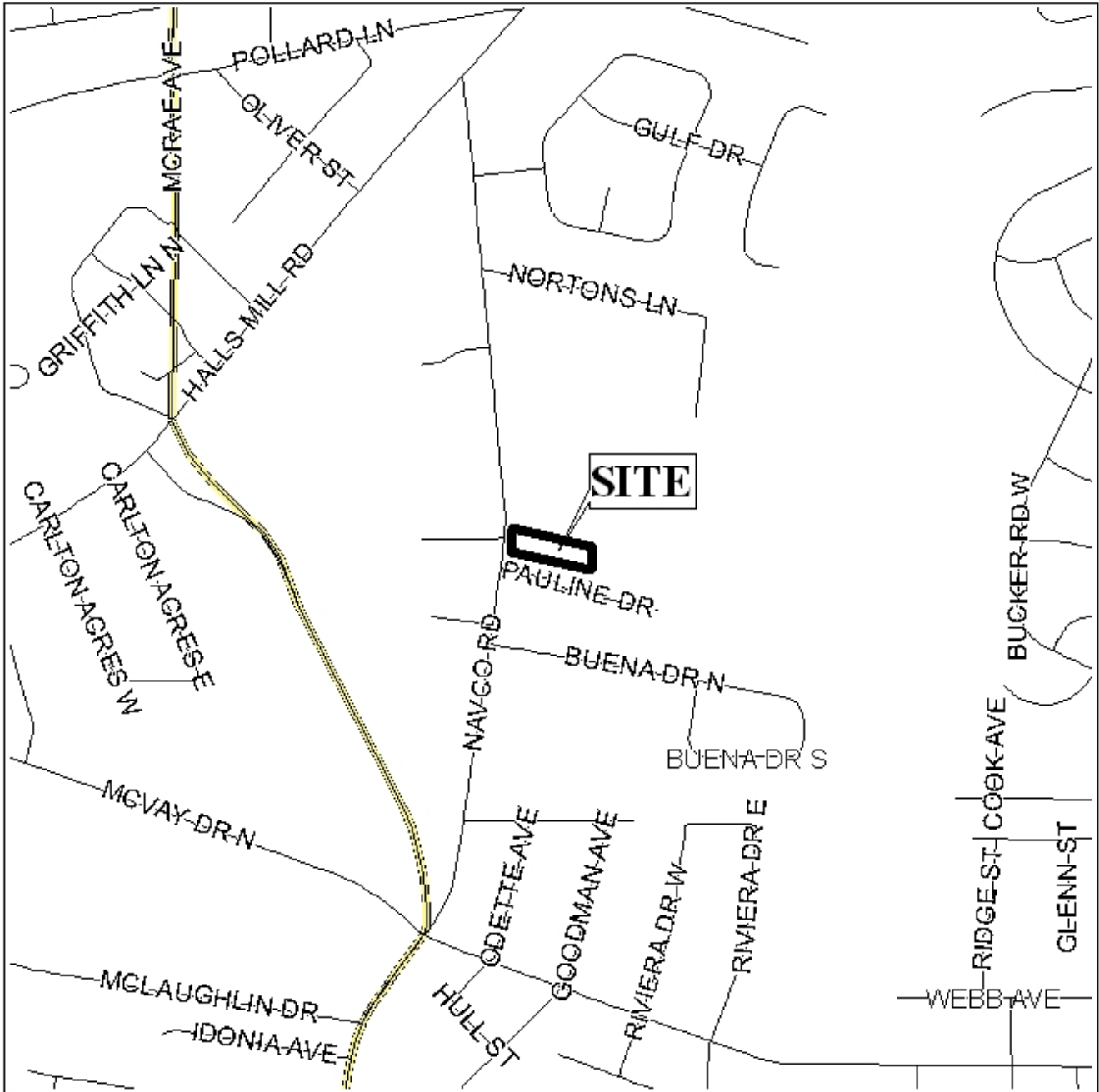
The purpose of the application is to subdivide a metes and bounds parcel into two lots. The parcel is a portion of a legal lot recorded in 1934; however, the parcel has existed in its present configuration long enough to establish it as its own parcel.

The site fronts Navco Road, which has the required 60-foot right-of-way. As a means of access management, the site should be limited to a single curb cut for each lot to Navco Road.

At 56.7'± wide, the lots would be less than the minimum of 60-feet wide (Section V.D.2), and would exceed the maximum depth ratio (Section V.D.3) of the Subdivision Regulations. However, these appear to be typical characteristics of properties in the area, and as the site far exceeds the minimum area requirements, approval of the request would appear appropriate.

With a waiver of Sections V.D.2 and V.D.3, the plat will meet 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 the site is limited to a single curb cut to Navco Road for each lot.

LOCATOR MAP



APPLICATION NUMBER 9 DATE August 17, 2006
APPLICANT Johnson Addition to Pauline Court Subdivision
REQUEST Subdivision



JOHNSON ADDITION TO PAULINE COURT SUBDIVISION



APPLICATION NUMBER 9 DATE August 17, 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
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