

WILSON'S WOLF RIDGE ROAD 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.

Traffic Engineering Comments: Driveway numbers, 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).

The plat illustrates the proposed 1 lot, 1.3 \pm acres subdivision which is located on the East side of Wolf Ridge Road, 200' \pm North of Moffett Road and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create one-lot subdivision from a metes and bounds parcel.

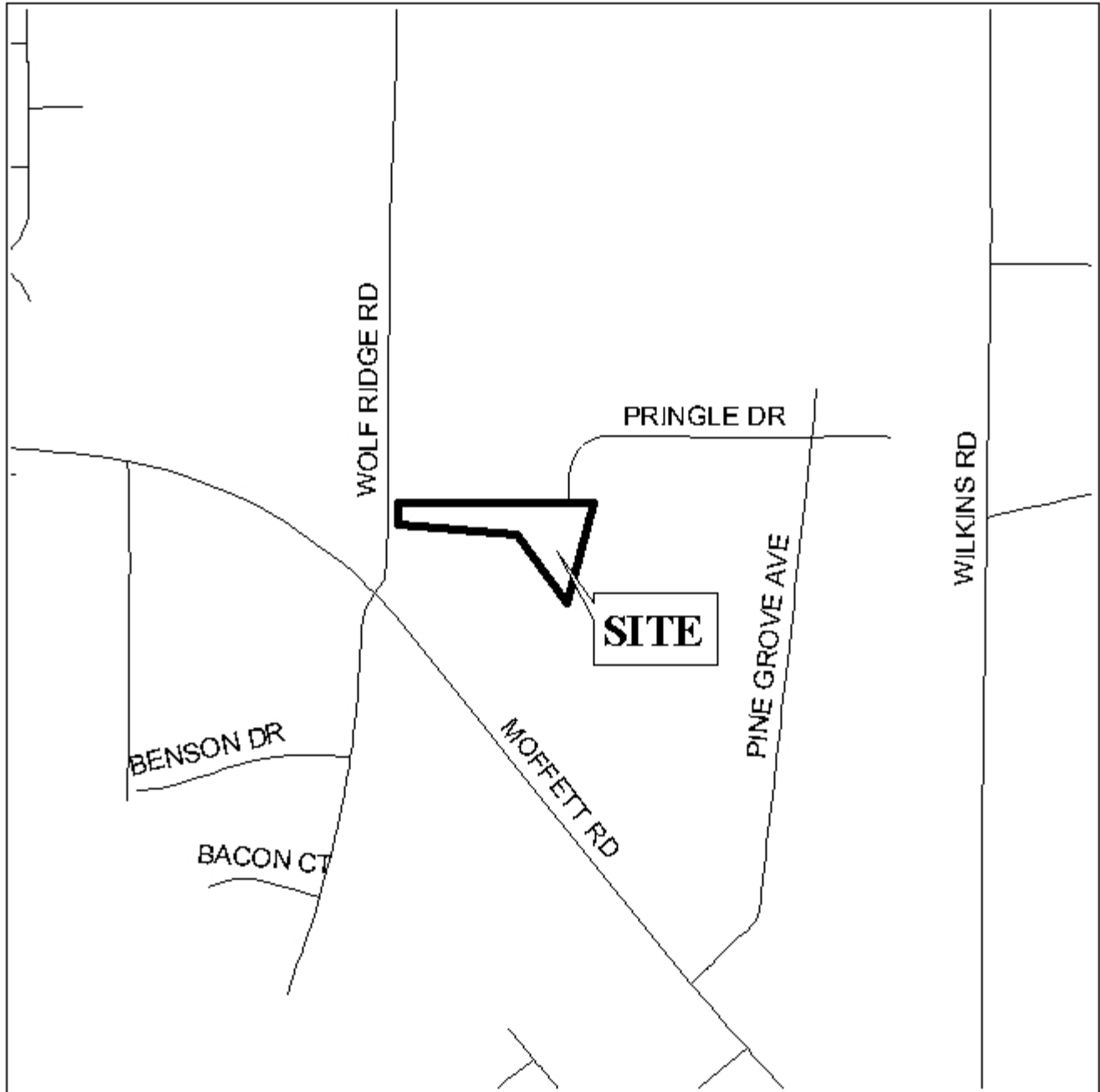
Wolf Ridge Road, which has an existing right-of-way of 50-feet, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that the site is limited to one curb cut to Wolf Ridge Road, with the location, size, and design to be approved by Traffic Engineering, should be required.

A note should be placed on the final plat stating that the site is denied direct access to Pringle Drive.

As proposed, the site would exceed the maximum width to depth ratio, therefore a waiver of Section V.D.3. of the Subdivision Regulations would be required.

With a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Wolf Ridge Road; 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Wolf Ridge Road, with the location, size, and design to be approved by Traffic Engineering; and 3) the placement of a note on the final plat stating that the site is denied direct access to Pringle Drive.

LOCATOR MAP



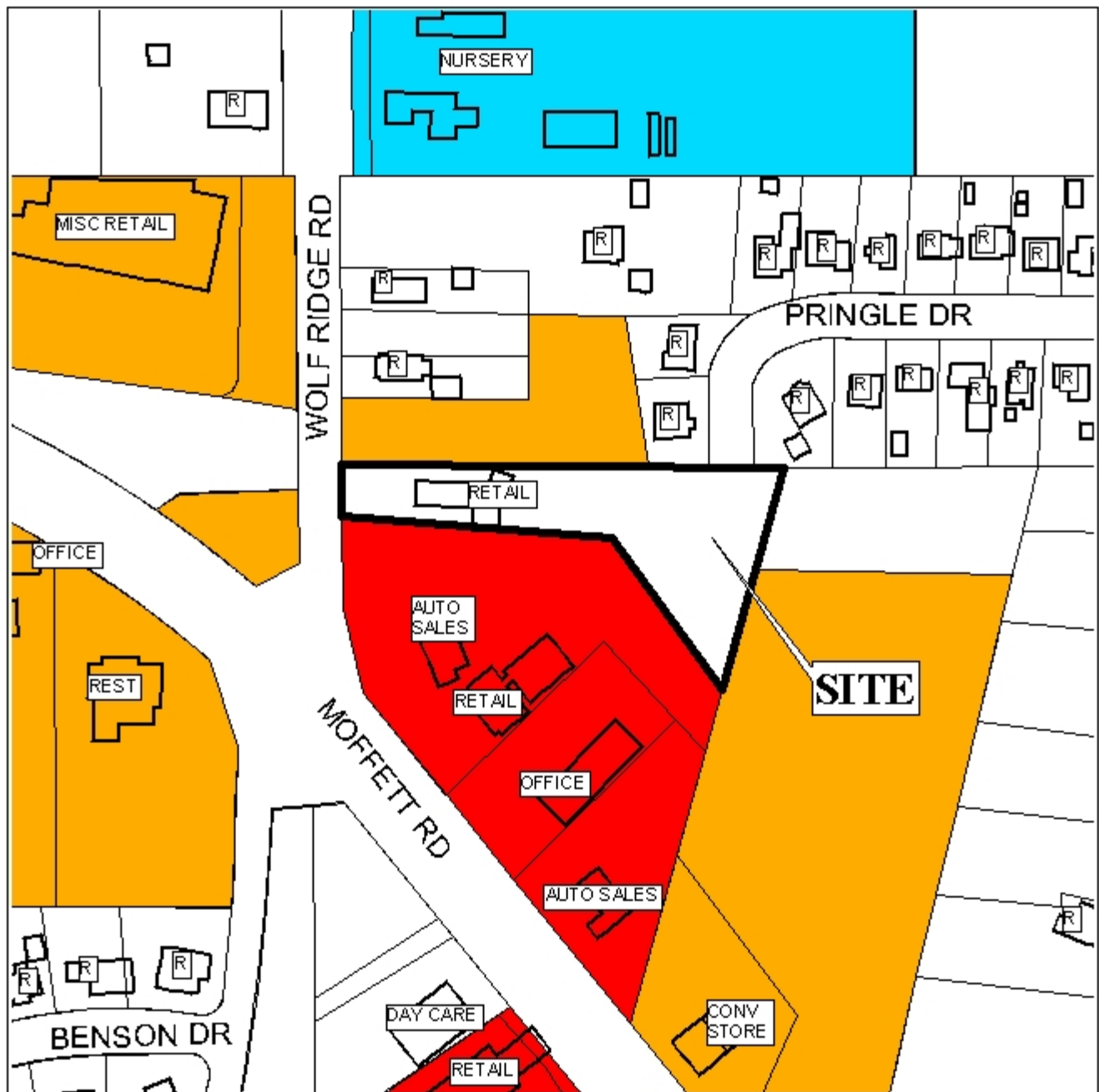
APPLICATION NUMBER 30 DATE May 6, 2004

APPLICANT Wilson's Wolf Ridge Road Subdivision

REQUEST Subdivision



WILSON'S WOLF RIDGE ROAD SUBDIVISION



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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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