

## **WOLF RIDGE 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.

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 4 lot, 1.7 ± acres subdivision which is located on the West side of Wolf Ridge Road, 215' ± South of Dickson Lane and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

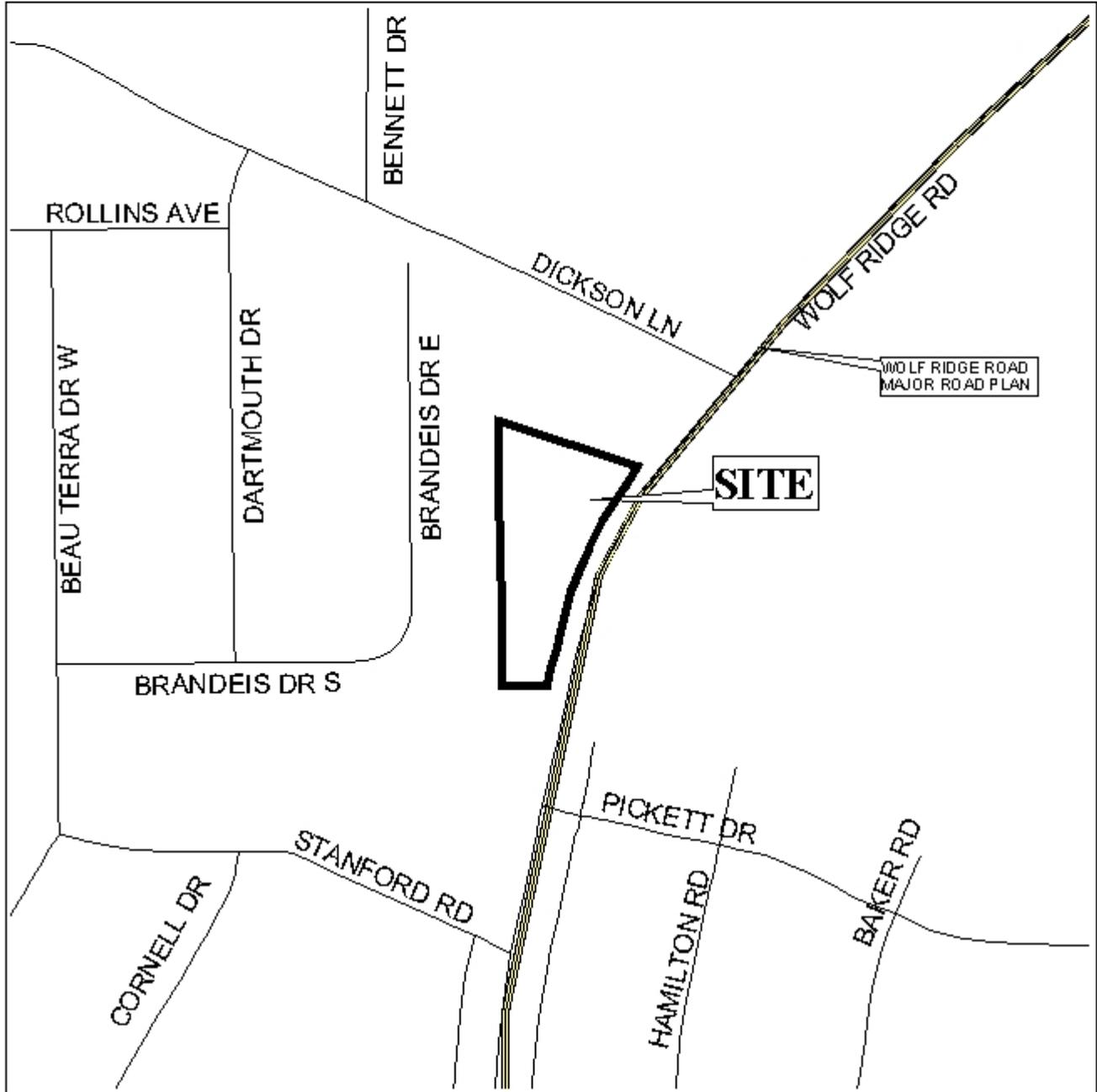
The purpose of this application is to create a four-lot subdivision from a metes and bounds parcel.

The site fronts Wolf Ridge Road, a planned major street, and the existing right-of-way is shown as 70 feet. The Major Street Plan requires a 100-foot right-of-way, therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Wolf Ridge Road, to provide for the right-of-way of the planned major street, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Wolf Ridge Road, with the size, location and design to be approved by Traffic Engineering.

The 25-foot minimum building setback line is not shown but would 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 provision of a 75-foot setback (which includes the required minimum building setback of 25-feet) from the centerline of Wolf Ridge Road; 2) the placement of a note on the final plat stating that each lot is limited to one curb cut to Wolf Ridge Road, with the size, location and design to be approved by Traffic Engineering; and 3) the placement of the 25-foot minimum setback line on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 17 DATE September 2, 2004

APPLICANT Wolf Ridge Place Subdivision

REQUEST Subdivision



NTS

# WOLF RIDGE PLACE SUBDIVISION



APPLICATION NUMBER 17 DATE September 2, 2004

LEGEND

<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: white;"></span> R-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow;"></span> R-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: green;"></span> R-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: cyan;"></span> R-A	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange;"></span> R-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: pink;"></span> H-B	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue;"></span> B-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen;"></span> LB-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: gold;"></span> B-2	<span style="display: inline-block; width: 15px; height: 15px; background-color: red;"></span> B-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: brown;"></span> B-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: blue;"></span> B-5	<span style="display: inline-block; width: 15px; height: 15px; background-color: purple;"></span> I-1	<span style="display: inline-block; width: 15px; height: 15px; background-color: gray;"></span> I-2
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