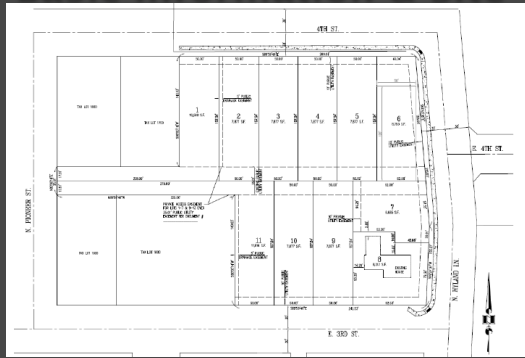


## Basic Information & Site



- Minimum lot size is 6,000 square feet.
- Lot width is 50'.
- Access will be from existing abutting streets. No new streets needed.



## Basic Information & Site

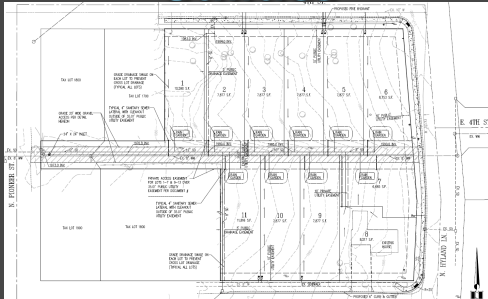


- 11 lots
- Residential in-fill.
- Zoned R-3.
- Property Owner - Don Wilkinson.
- 2.12 acres.
- Existing 30' public utility easement.
- Water and sewer readily available.



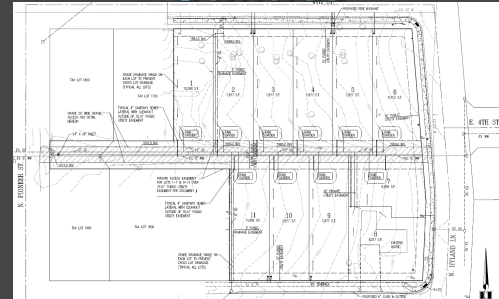
- All 11 lots exceed minimum R-3 standards ( $\geq 6,000$  SF, 50' min. width, 80' depth).
- Access provided entirely from existing city rights-of-way; no new roads required.
- City water (8" & 10" mains) and sewer lines (8") confirmed capable of serving all lots.
- Stormwater system integrates rain gardens and existing drainage easement; no downstream impact.
- Sidewalk and frontage improvements limited to curb, gutter, and sidewalk along Hyland & 4th Streets.
- No wetlands, floodplain, or natural drainage constraints.
- Engineering plans reviewed and preliminarily approved by the City Engineer and Public Works Director.

## Utilities



- 8" sewer line can serve all lots.
- 10" & 8" water lines in streets can serve all lots.
- Existing storm drain down center of property
- New Fire Hydrant proposed near 4th Street.
- Streetlights already in place.
- Applicant will personally install curb, gutter improvements along 3rd Street, storm drain upgrades, rain gardens for rear of each lot, and communication lines. Self-funded and then likely advertise for sale to developer.

## Utilities



- East 3rd presently contains sidewalk and will remain. Curb and gutter will be added by applicant.
- New sidewalk, curb and gutter will be required to be constructed along frontage of property along North Hyland and 4th Street. Applicant is not proposing these improvements, so a bond will be required. These improvements are expected to occur when site development occurs, and property is sold to a developer and site development commences. These improvements must be in place before any eventual dwelling is occupied.