

## **GREER AND STEINER SUBDIVISION**

Engineering Comments: 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. If wetlands are present, no fill allowed without a Corps of Engineers permit. Show Minimum Finished Floor Elevation on each lot on the plat. The base flood elevation should be at 10' in the AE zone at this location. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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).

Fire Department Comments: No comments.

The plat illustrates the proposed 7.6 acre  $\pm$ , 5 lot subdivision which is located on the South side of Riviere du Chien Court, 125'  $\pm$  West of Riviere du Chien Road, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine multiple lots and parcels into five legal lots of record. The site is currently developed with two single-family residences and accessory structures.

The site fronts onto Riviere du Chien Court, a minor street that lacks curb and gutter, and that has a 30-foot right-of-way. The minimum right-of-way width for a minor street lacking curb and gutter is 60 feet, or 30 feet in each direction as measured from the centerline of the roadway. Since the existing right-of-way does not meet the recommended minimum width for a minor street lacking curb and gutter, the dedication of right-of-way sufficient to provide 30 feet, as measured from the centerline of Riviere du Chien Court should be required. Additionally, the 25-foot minimum building setback line, which is not depicted on the plat, should be adjusted to reflect the dedication, and should be depicted on the plat.

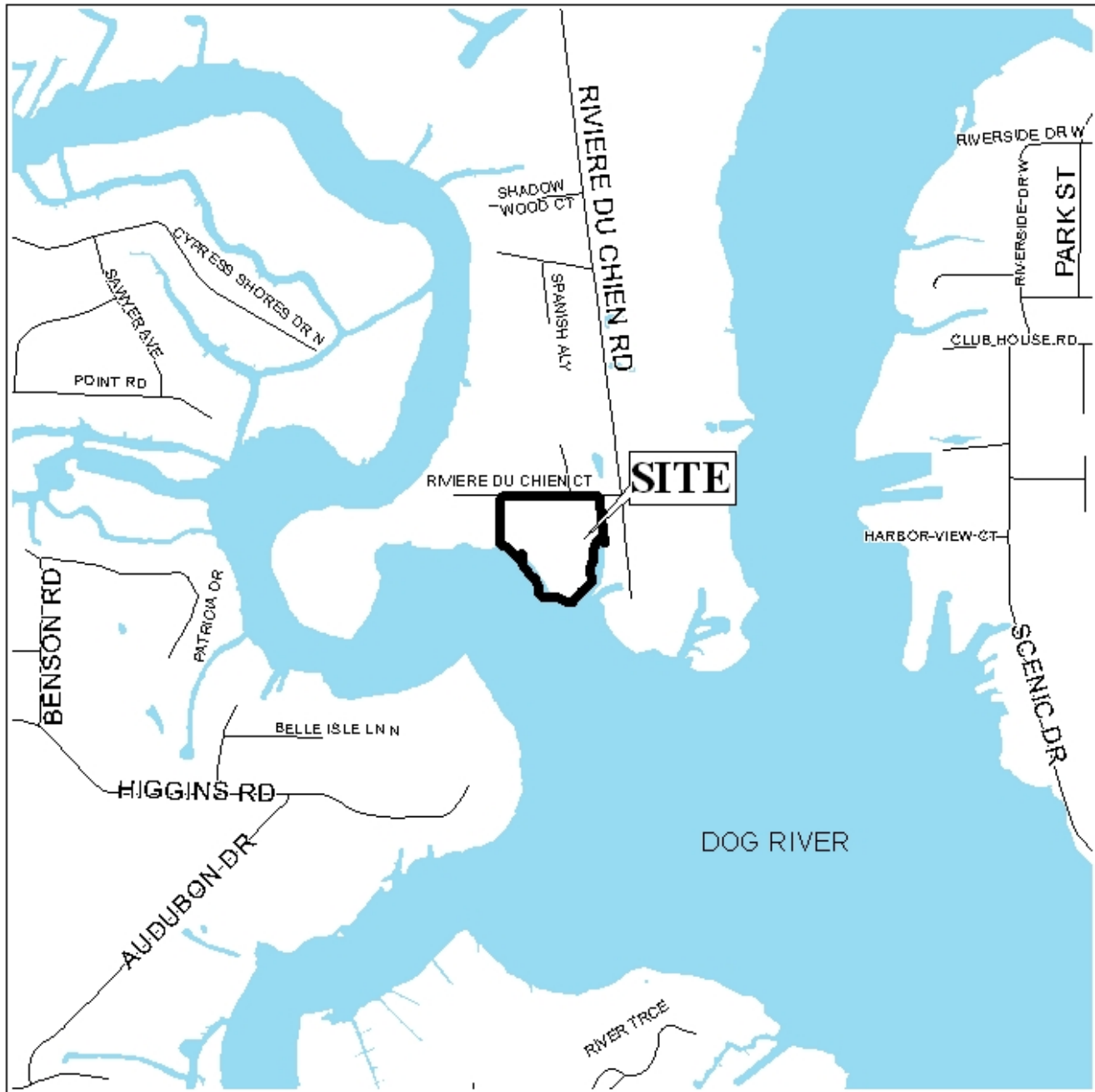
As Riviere du Chien Court is a minor street lacking adequate right-of-way, and as the pavement width of the street does not meet City standards, access management is a concern. A note should be placed on the final plat, if approved, stating that each lot is limited to one curb-cut onto Riviere du Chien Court, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

Several accessory structures occur on the site. Any accessory structures that remain on the proposed lots, without a primary residential structure, must be removed prior to the recording of the final plat. Evidence of demolition permits shall be sufficient for the signing of the plat.

The southern portion of the site is bounded by Halls Mill Creek / Dog River, and wetlands and floodplains associated with the waterways may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities. Furthermore, the site's location in a floodplain requires that the flood zones and minimum floor elevation be depicted on the plat.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions: 1) dedication of right-of-way sufficient to provide 30-feet, as measured from the centerline of Riviere du Chien Court; 2) depiction of the 25-foot minimum building setback line to reflect the dedication; 3) placement of a note on the plat stating that each lot is limited to one curb-cut onto Riviere du Chien Court, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards; 4) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 5) provision of evidence of demolition permits for accessory structures on lots that do not contain a primary residence prior to the signing of the final plat; 6) placement of a note on the plat stating that approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities; 7) compliance with Engineering comments (*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. If wetlands are present, no fill allowed without a Corps of Engineers permit. Show Minimum Finished Floor Elevation on each lot on the plat. The base flood elevation should be at 10' in the AE zone at this location. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*); and 8) full compliance with all other municipal codes and ordinances.

## LOCATOR MAP

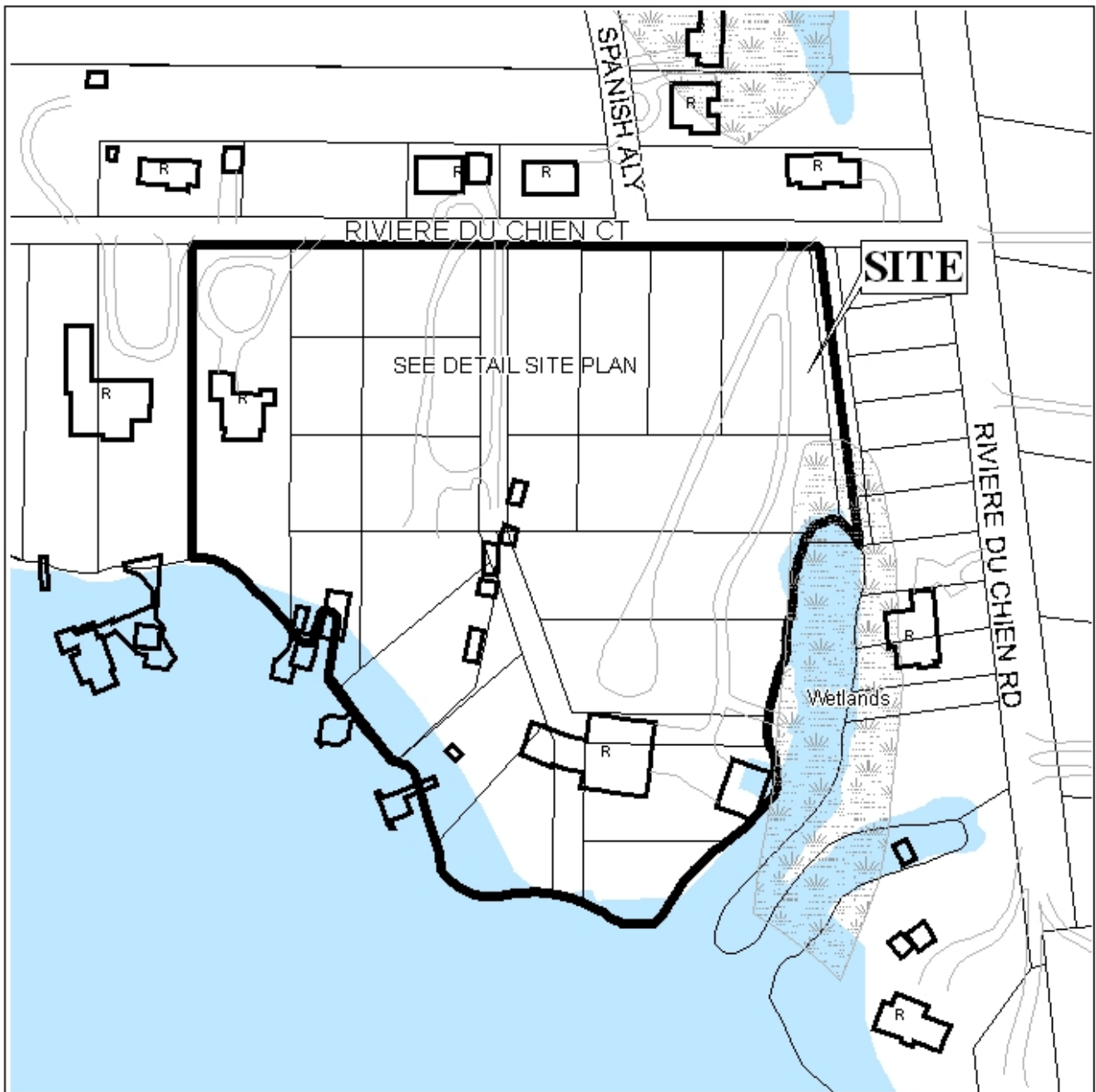


APPLICATION NUMBER 10 DATE December 7, 2006  
APPLICANT Greer and Steiner Subdivision  
REQUEST Subdivision



NTS

# GREER AND STEINER SUBDIVISION



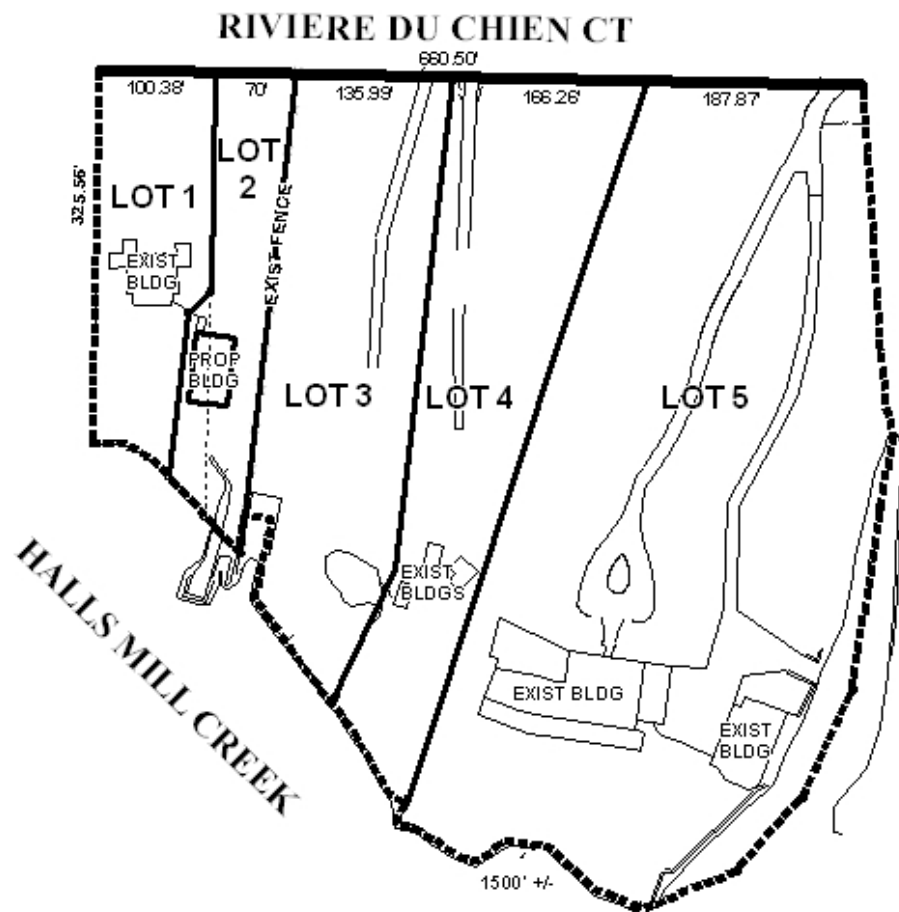
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LEGEND

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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# DETAIL SITE PLAN



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