

MARION S. KELLY ESTATES SUBDIVISION, **RESUBDIVISION OF**

Engineering Comments: Show minimum finished floor elevation on each lot. 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, 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).

Fire Department Comments: No comments.

The plat illustrates the proposed 3.0 acre \pm , 2 lot subdivision which is located on the East side of Riviere du Chien Road, 150' + North of Riviere du Chien Court, 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 four lots and a private street right-of-way into two lots. The site is currently developed with two single-family residences and accessory structures.

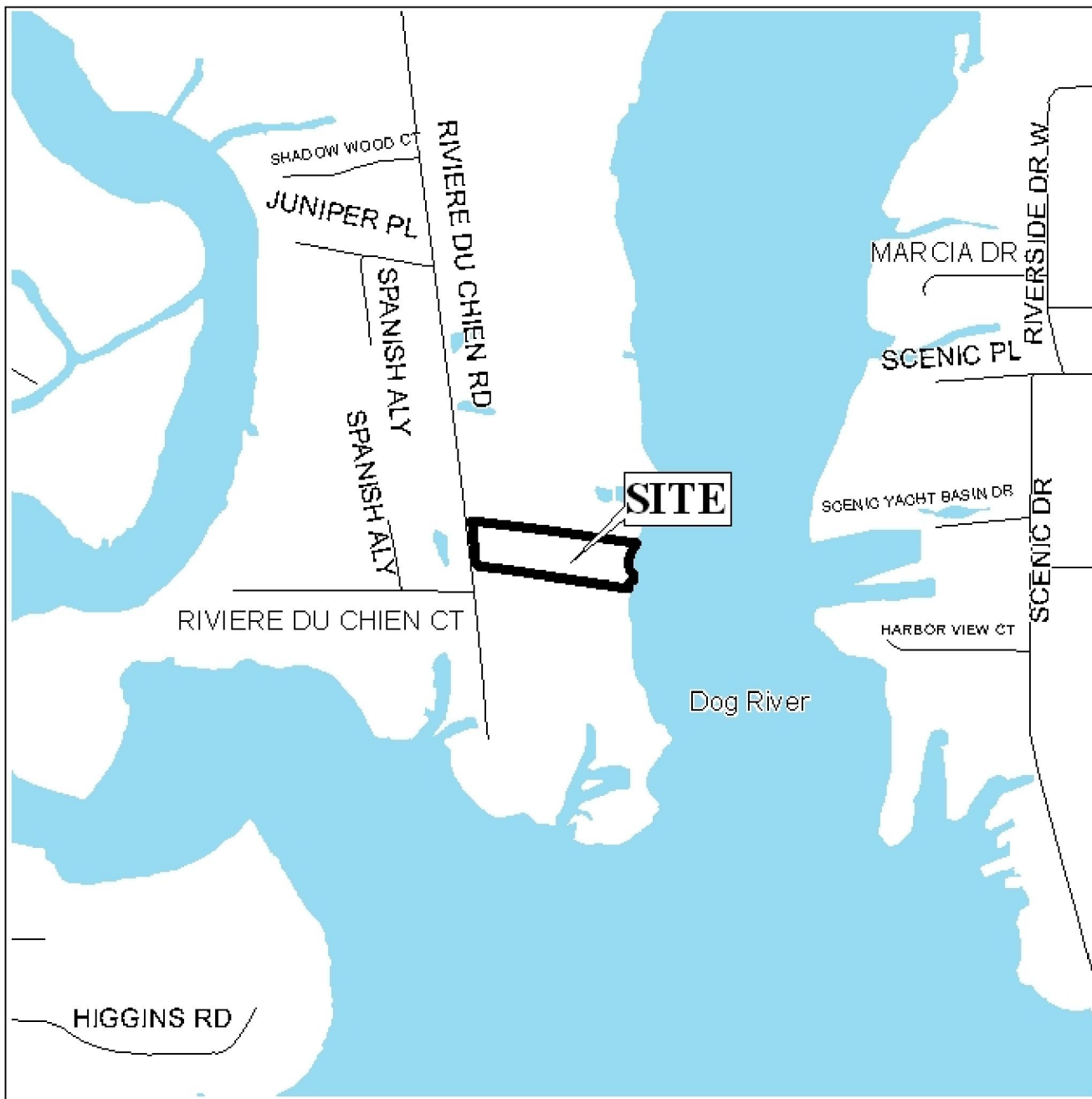
The proposed lots will exceed the depth to width ratio recommended by Section V.D.3. of the Subdivision Regulations, however, the subdivision will remedy an existing condition of lots fronting onto a private right-of-way that lacks adequate width. It should also be pointed out that lots exceeding the recommended depth to width ratio are common along Dog River, thus a waiver of Section V.D.3. may be appropriate.

The site fronts onto Riviere du Chien Road, a minor street with adequate right-of-way. While Riviere du Chien Road is a minor street, access management is a concern. Each lot should be limited to one curb-cut onto Riviere du Chien Road, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The site is bounded to the East by Dog River, and wetlands and floodplains associated with the waterway 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.

With a waiver of Section V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the plat stating that each lot is limited to one curb-cut each onto Riviere du Chien Road, with the size, design and location to be approved by Traffic Engineering, and comply with AASHTO standards; 2) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 3) 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; 4) compliance with Engineering comments (*Show minimum finished floor elevation on each lot. 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 5) full compliance with all other municipal codes and ordinances.

LOCATOR MAP

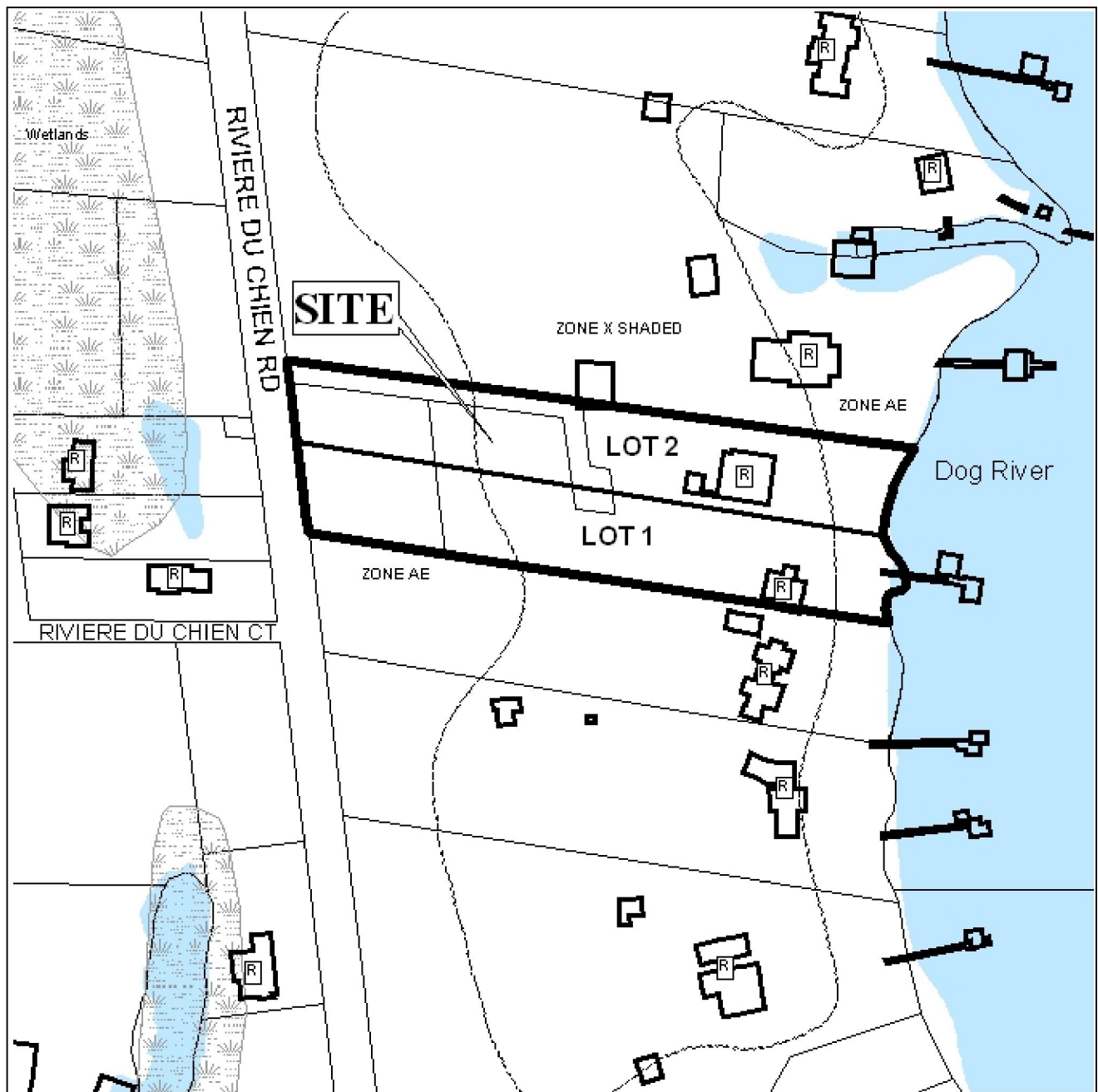


APPLICATION NUMBER 11 DATE January 4, 2007
APPLICANT Marion S. Kelly Estates Subdivision, Resubdivision of
REQUEST Subdivision



NTS

MARION S. KELLY ESTATES SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 11 DATE January 4, 2007

LEGEND

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| 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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