

VICTORIA TRACE SUBDIVISION

Engineering Comments: Common Area for stormwater detention not shown on plat. Full compliance with Stormwater Management Ordinance required, including creation of Property Owners Association to maintain common areas. Stormwater detention system to be completed prior to approval of final plat. Development of property must comply with all stormwater management 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.

The plat illustrates the proposed 6 lot, 5.0± acre subdivision which is located on the West side of Riviere du Chien Loop West, 280' ± North of Shadow Wood Court. The site is served by city water and sanitary facilities.

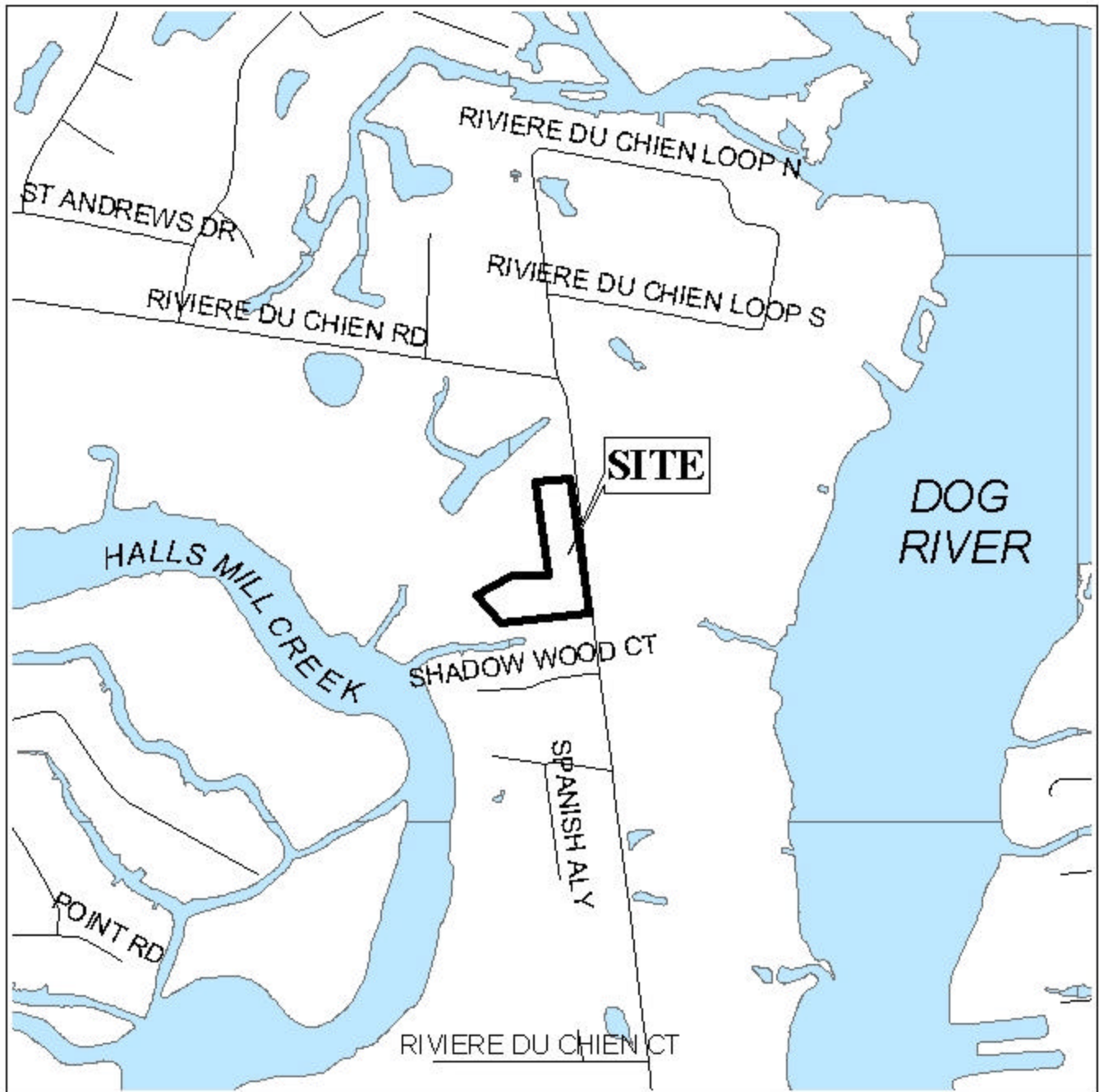
The purpose of this application is to create a six-lot subdivision from three metes and bounds parcels.

Lots 5 and 6 exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

The site is adjacent to Halls Mill Creek and as such the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

With modifications and 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 approval of all applicable federal, state, and local agencies.

LOCATOR MAP



APPLICATION NUMBER 15 DATE April 3, 2003
APPLICANT Victoria Trace Subdivision
REQUEST Subdivision



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APPLICATION NUMBER 15 DATE April 3, 2003

LEGEND

