

RIVER FOREST COVE SUBDIVISION

Engineering Comments: All lots located in Flood zone AE. Minimum finished floor elevation required on each lot. Any wetlands should be defined on final plat. 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 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).

The plat illustrates the proposed 7-lot, 25.1± acre subdivision which is located on the West side of river Forest Road, 4/10 mile± South of Alba Club Road and is located in City Council District 4. The site is served by city water and sanitary facilities.

The purpose of this application is to resubdivide the existing six-lot subdivision and create a seven-lot subdivision.

As illustrated on the submitted plat, the existing dwelling on Lot 6 would exceed the side yard setback requirements of the Zoning Ordinance.

Lots 1-6 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 proposed lot configuration is not out of character with other lots along Dog River and fits the existing development along Dog River.

As the site is adjacent to Dog River, the area may be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

Based on the preceding, it is recommended that Section V.D.3 be waived, and the subdivision granted Tentative Approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies.

LOCATOR MAP



APPLICATION NUMBER 18 DATE April 15, 2004

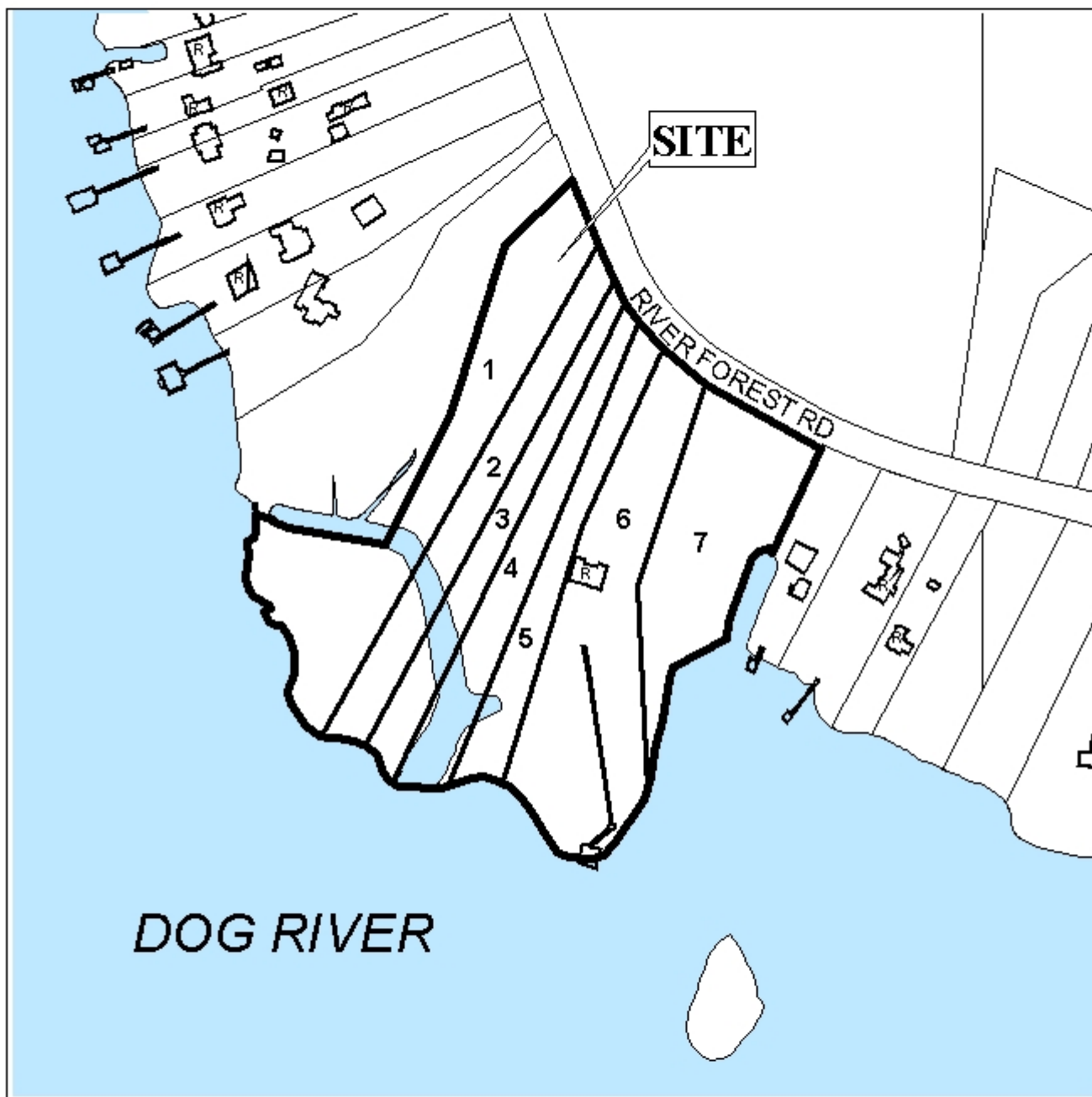
APPLICANT River Forest Cove Subdivision

REQUEST Subdivision



NTS

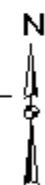
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LEGEND

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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