

DOG RIVER LANDING SUBDIVISION

Engineering Comments: 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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 3 lot, 5.2 ± acres subdivision which is located on the West side of Dog River Road at the South terminus of its improved right-of-way. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into three lots.

As a method of access management, the placement of a note on the final plat stating that improvements end at North property line and must be extended to provide access to all lots, with the design of cul-de-sac to be approved by the County Engineering Department.

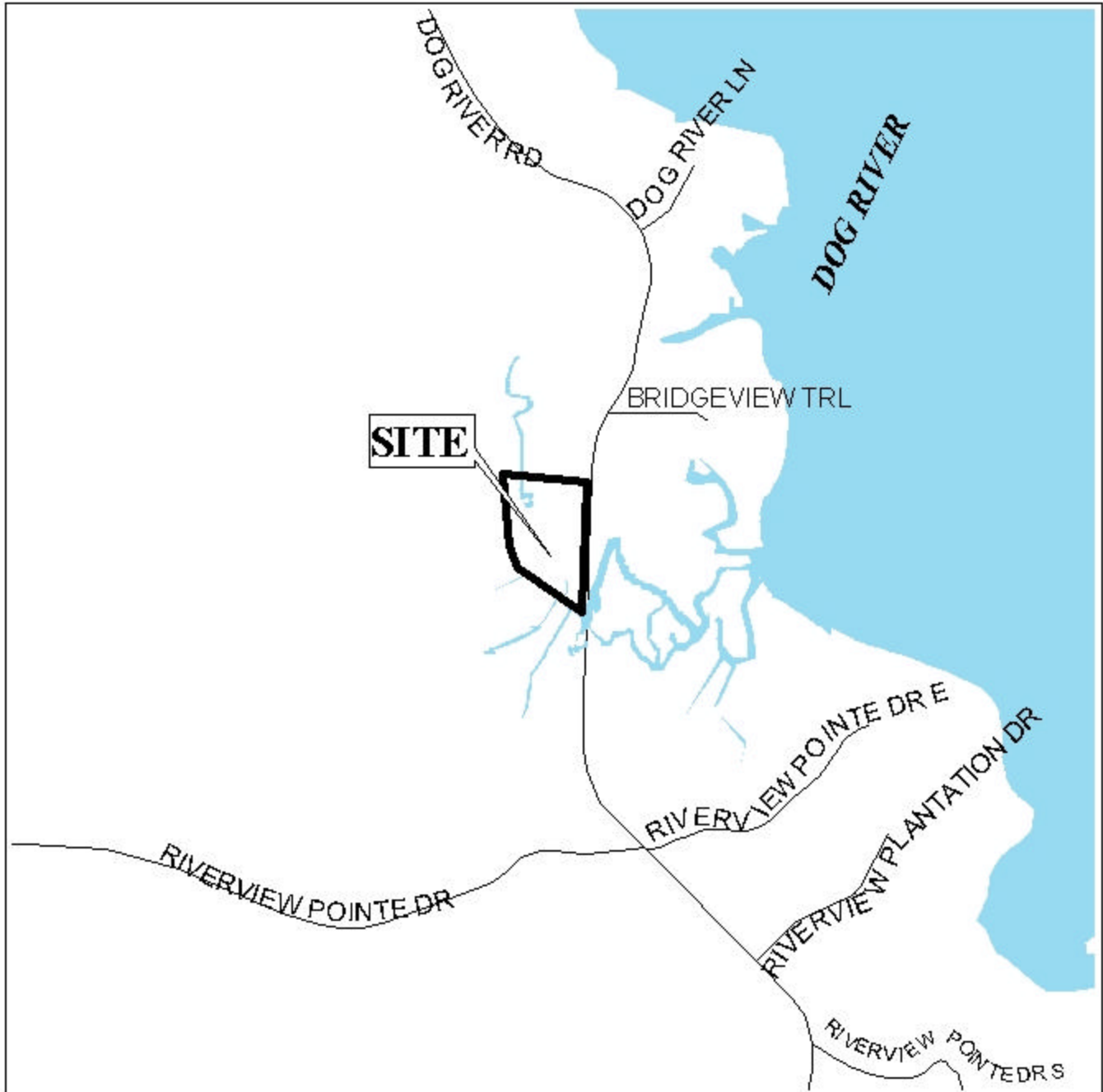
The site contains wetlands and as such the area may be considered environmentally sensitive; therefore, the approval of all federal state and local agencies would be required.

Plat shows a 60-foot setback. Applicant has requested no setback be required. However, the Subdivision Regulations require a 25-foot minimum setback. Additionally, Lots must be 60-feet wide at the setback line.

The placement of a note on the final plat stating that Lot 5 is limited to one curb cut to Dog River Road, with the size, location and design to be approved by the Traffic Engineering Department. Additionally, as Lots 5A and 5B have only 25-feet of street frontage, these lots should be required to share one common curb cut to Dog River Road.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that construction of Dog River Road to provide access to all Lots and provision of a cul-de-sac (modified), with the design to be approved by the County Engineering Department; 2) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits; 3) the placement of the 25-foot minimum setback line on the final plat therefore, Lots must be 60-feet wide at setback line; 4) the placement of a note on the final plat stating that Lot 5 is limited to one curb cut to Dog River Road; and 5) the placement of a note on the final plat stating that Lots 5A and 5B are required to share one common curb cut to Dog River Road.

LOCATOR MAP



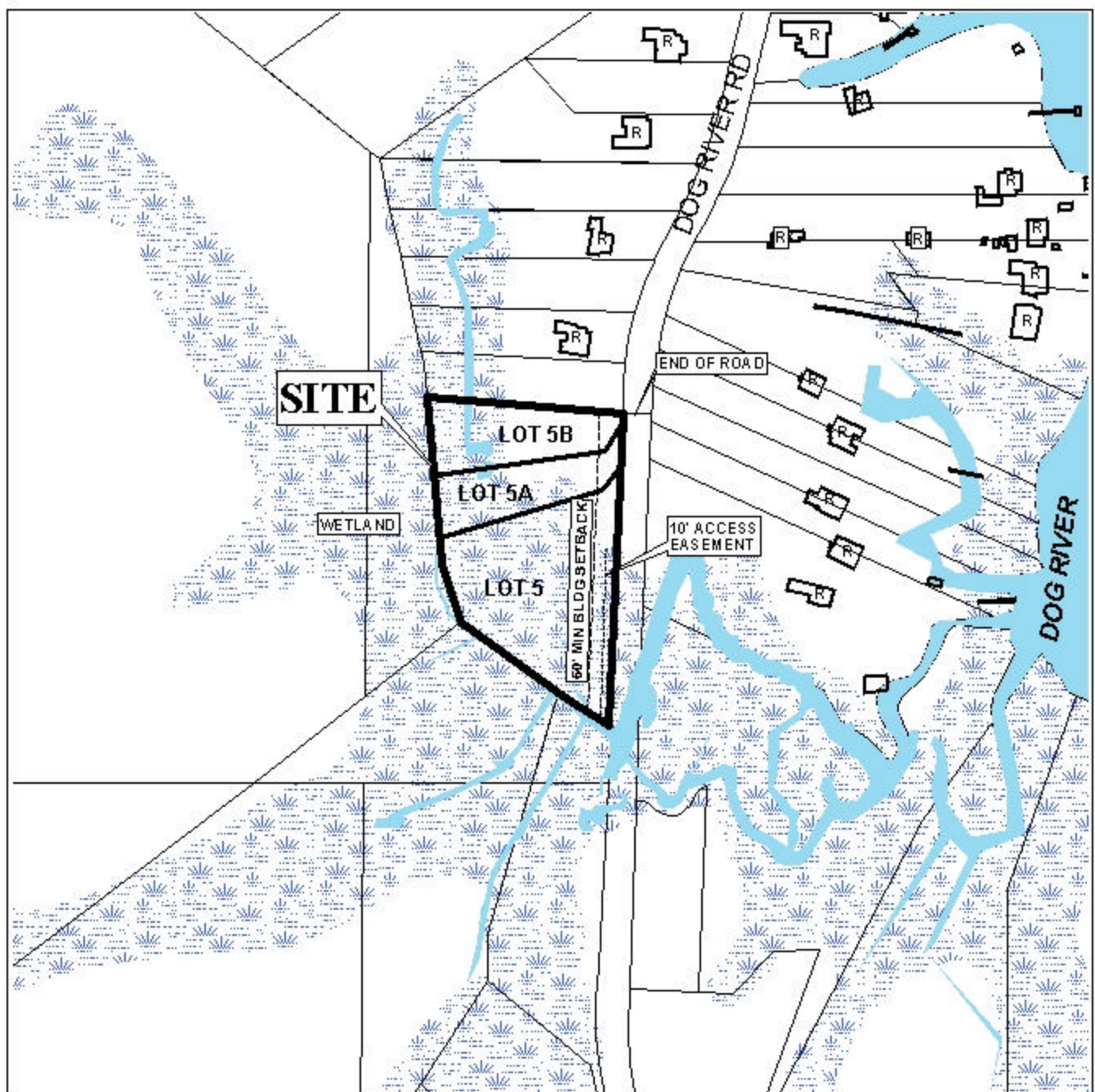
APPLICATION NUMBER 12 DATE July 24, 2003

APPLICANT Dog River Landing Subdivision

REQUEST Subdivision



DOG RIVER LANDING SUBDIVISION



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LEGEND

