

HERON LAKES SUBDIVISION, PHASE ONE, **REVISED LOT 89**

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.

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 1 lot, 0.3 \pm acre subdivision which is located on the North side of Heron Lakes Circle, 190' \pm South of Yellow Heron Lane. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to amend the front building setback line from 30 feet to 28 feet, and the rear setback line from 40 feet to 20 feet. These amendments are consistent with modifications that have occurred on other lots in Heron Lakes.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

LOCATOR MAP



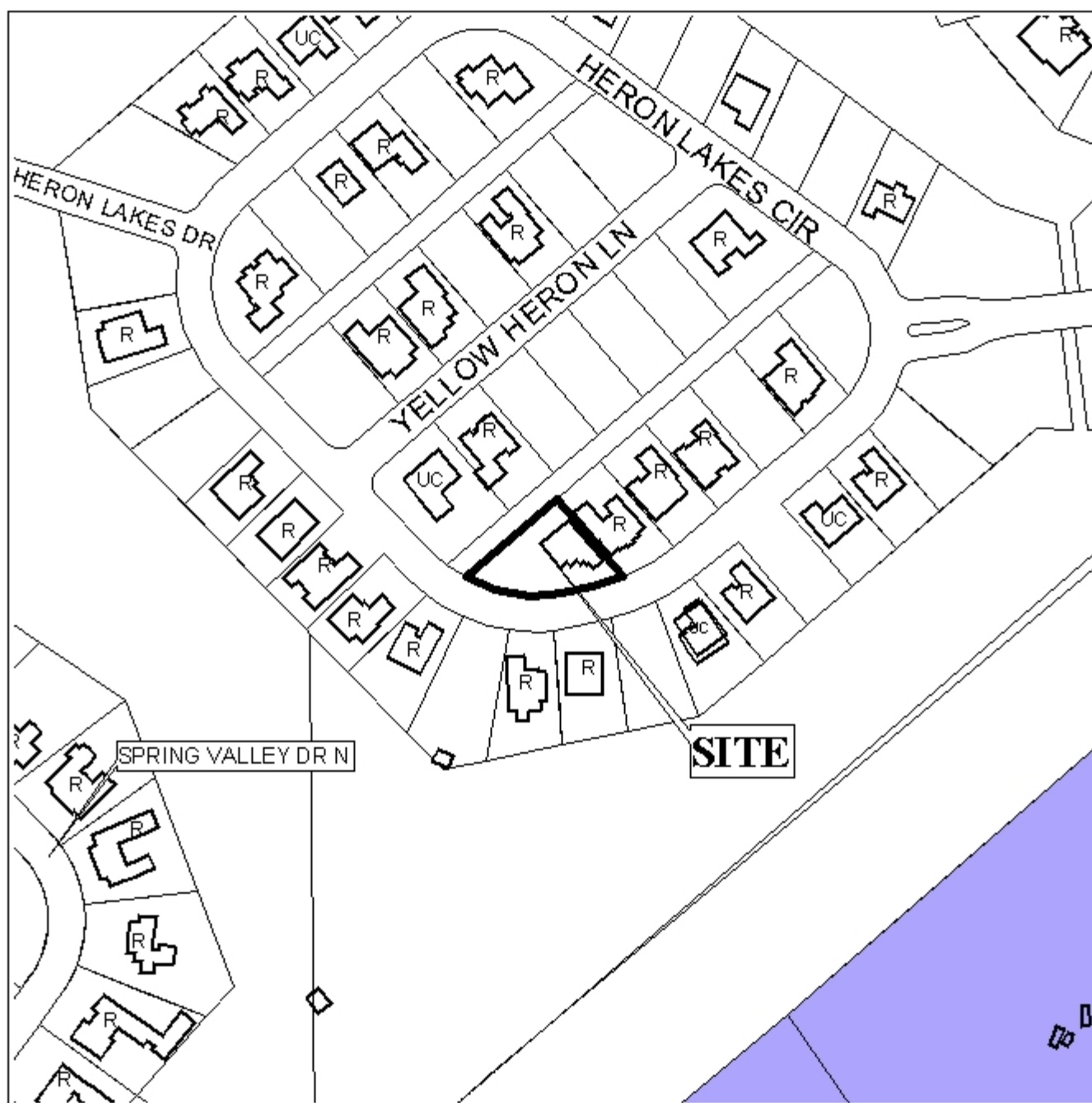
APPLICATION NUMBER 10 DATE March 18, 2004

APPLICANT Heron Lakes Subdivision, Phase One, Revised Lot 89

REQUEST Subdivision

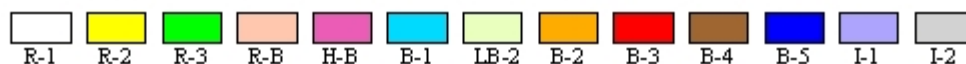


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LEGEND



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