

# HOLDOVER

## OAK CREEK SUBDIVISION

Engineering Comments: 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.

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 69-lot, 19.2± acre subdivision which is located on the East side of Riviere du Chien Road, 850'± South of Lloyd Station Road. The site is served by city water and sewer facilities.

Numerous lots are located on corners and several as proposed would be considered double-frontage lots. Therefore, these lots should be limited to one curb cut to the new subdivision streets; specifically, Lots 1, and 25 thru 31 should be denied direct access to Riviere du Chien, and Lots 11, 18, 48, and 61 should be limited to one curb cut.

On the preliminary plat there is an area labeled as common area; the use of the area should be reflected on the final plat with a note stating that the maintenance thereof shall be the responsibility of the property owners.

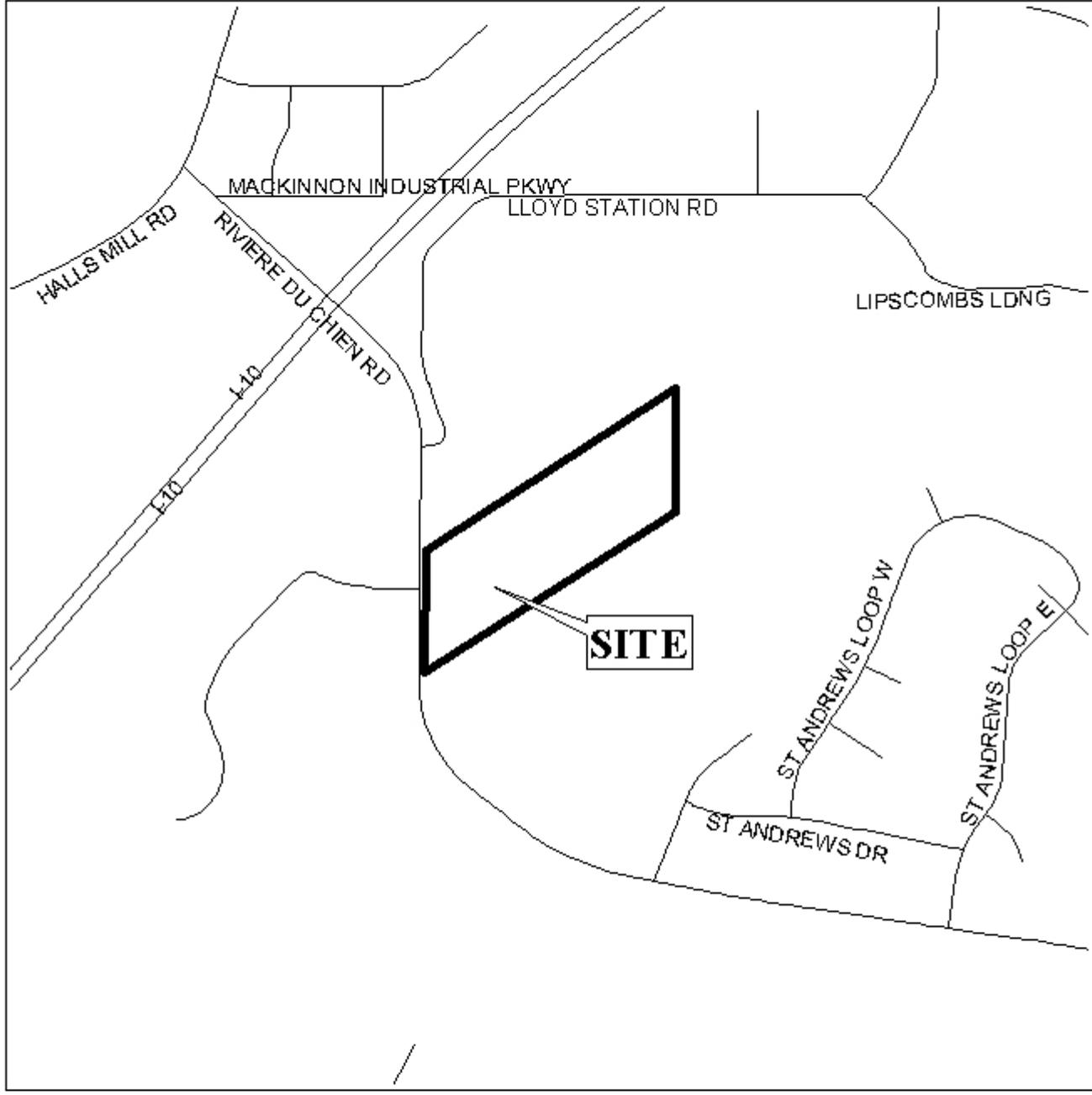
As illustrated on the site plan an area designated as wetlands bisects the development; therefore, it could be considered environmentally sensitive and the approval of all applicable federal, state and local agencies would be required.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

With modifications, the plat will meet 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 stating that Lots 1 and 25 thru 31 are denied direct access to Riviere du Chien; 2) the placement of a note on the final plat stating that Lots 11, 18, 48, and 61 are limited to one curb cut; 3) approval of all applicable federal, state and local agencies; and 4) placement of the required 25-foot minimum building setback line on the final plat.

*This application was heldover from the Commission's March 4<sup>th</sup> meeting to allow the developer to meet with concerned neighbors. At the time of mailout, no additional information had been received.*

# LOCATOR MAP



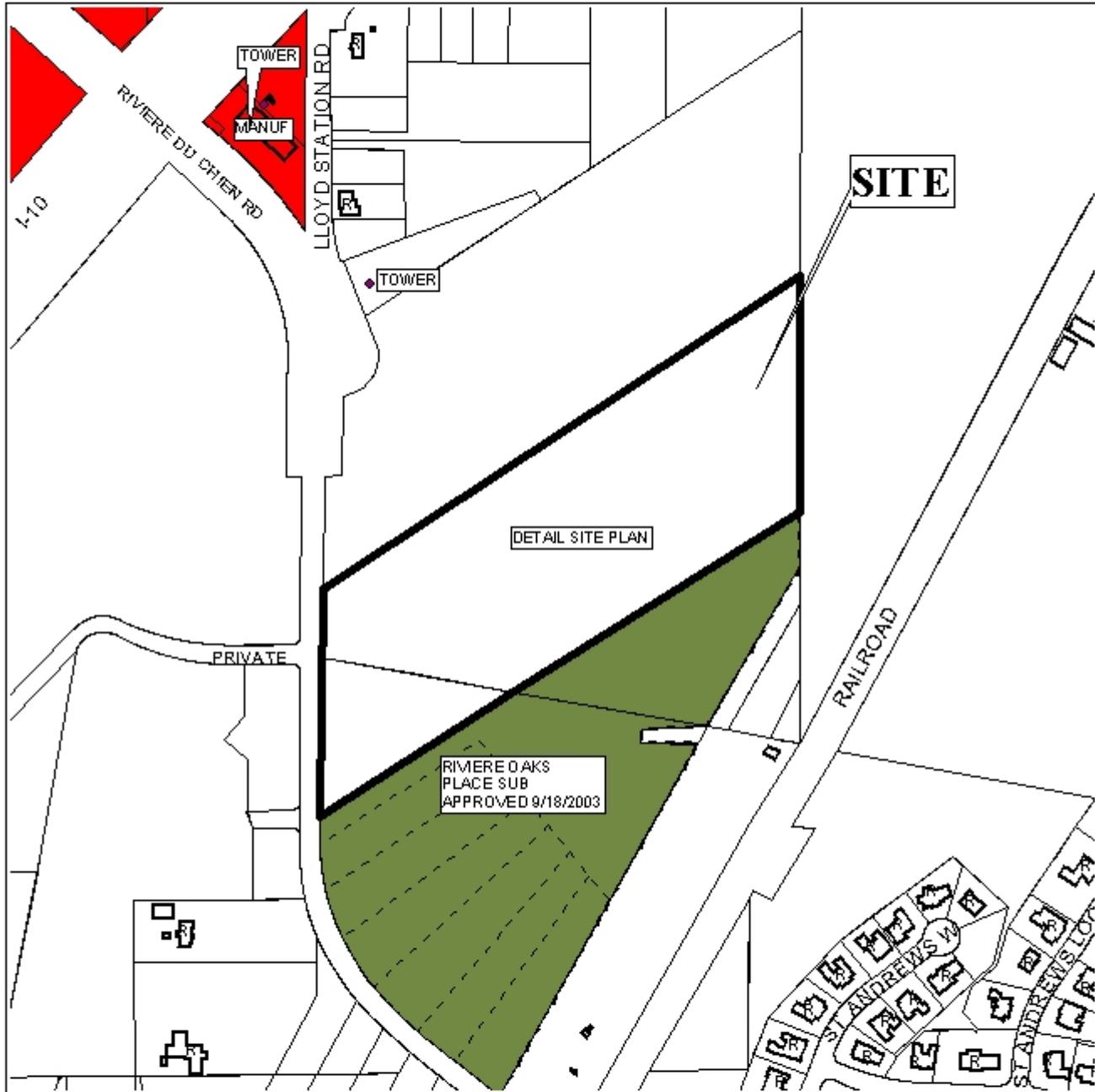
APPLICATION NUMBER Holdover DATE April 1, 2004

APPLICANT Oak Creek Subdivision

REQUEST Subdivision



# OAK CREEK SUBDIVISION



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LEGEND

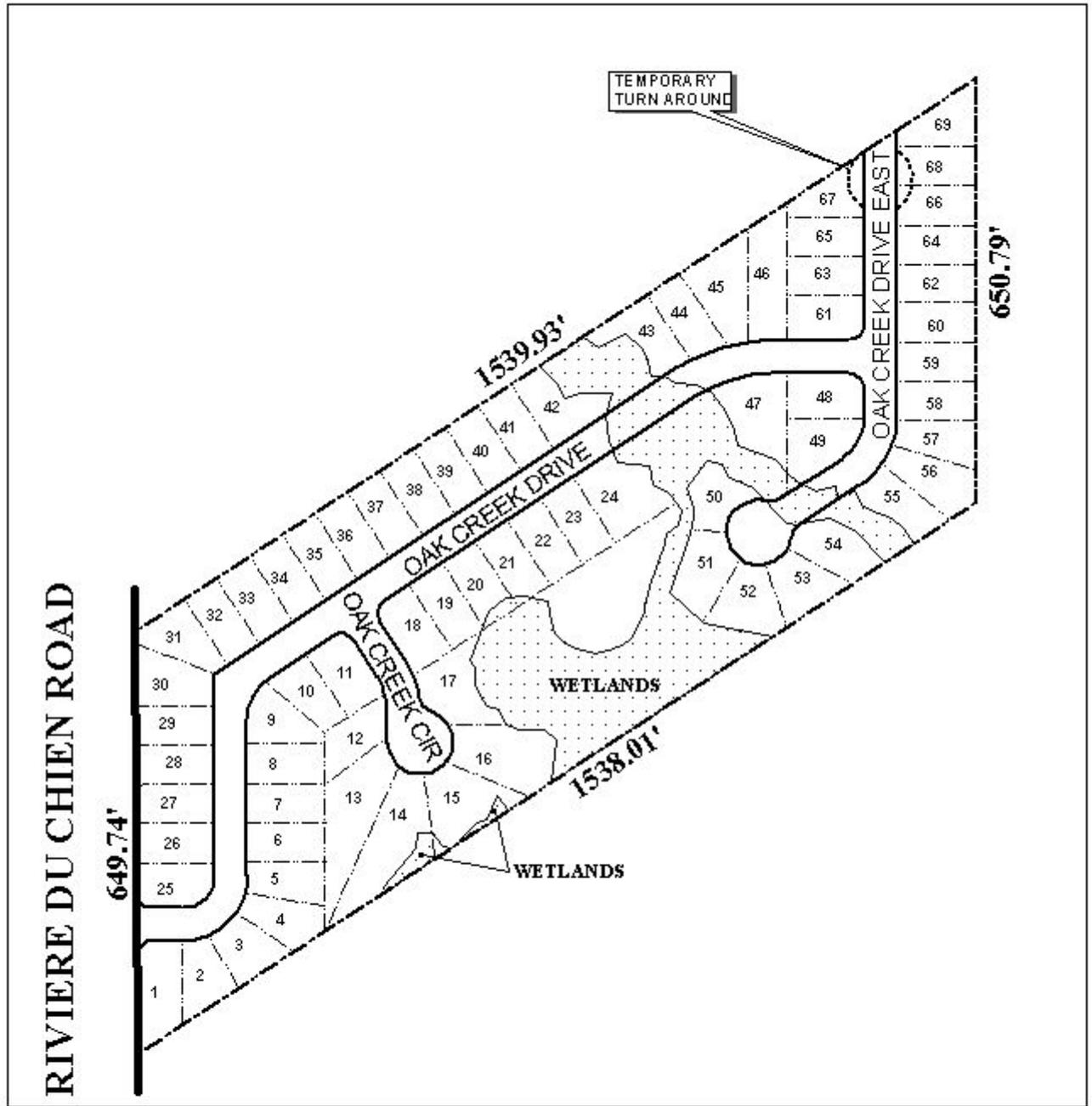
R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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# HOLDOVER

## DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE April 1, 2004

APPLICANT Oak Creek Subdivision

USE/REQUEST Subdivision

