

REVISED RIVIERE DU CHIEN COUNTRY CLUB & ESTATES SUBDIVISION, REVISION OF LOT 106

Engineering Comments: Minimum finished floor elevation required on lot. 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 ± acre subdivision which is located at the Northeast corner of St. Andrews Lane East and St. Andrews Loop and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to establish a 35' front yard and a 20' side yard setback. The proposed setbacks meet the minimum requirements of the Zoning Ordinance.

The site is a corner lot, thus the dedication of a 25' radius should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of a 25-foot radius at the corner of St. Andrews Lane East and St. Andrews Loop; and 2) that the minimum finished floor elevation be provided as outlined in the City Engineer comments.

LOCATOR MAP



APPLICATION NUMBER 14 DATE November 18, 2004

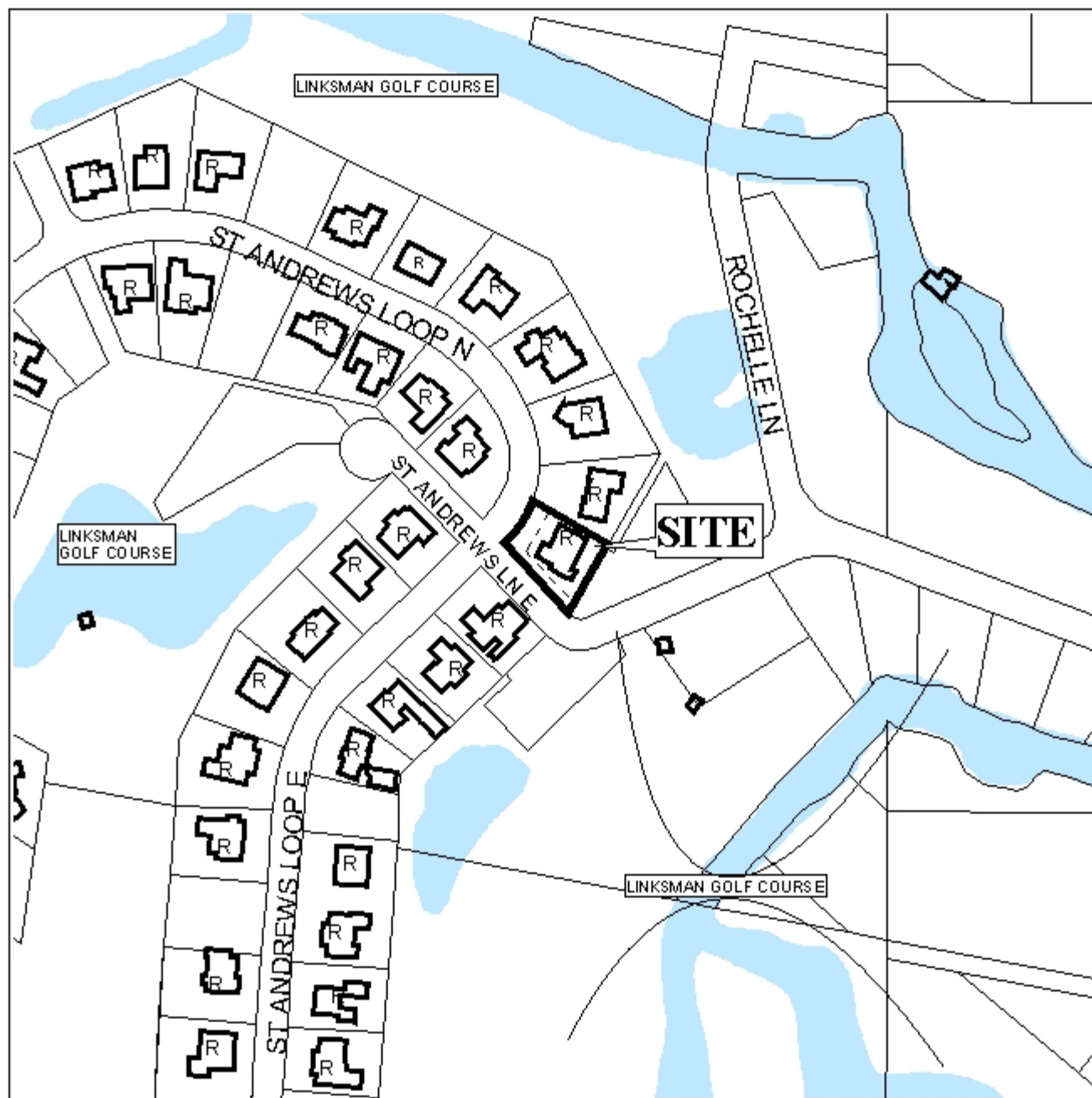
APPLICANT Revised Riviere du Chien Country Club & Estates Subdivision, Revision of Lot 106

REQUEST Subdivision



NTS

REVISED RIVIERE DU CHIEN COUNTRY CLUB & ESTATES SUBDIVISION, RESUBDIVISION OF LOT 106



APPLICATION NUMBER 14 DATE November 18, 2004

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
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS