

RIVIERE DU CHIEN COURT 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.

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 2 lot, 16.0 ± acres subdivision which is located on the West terminus of Riviere du Chien Court. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

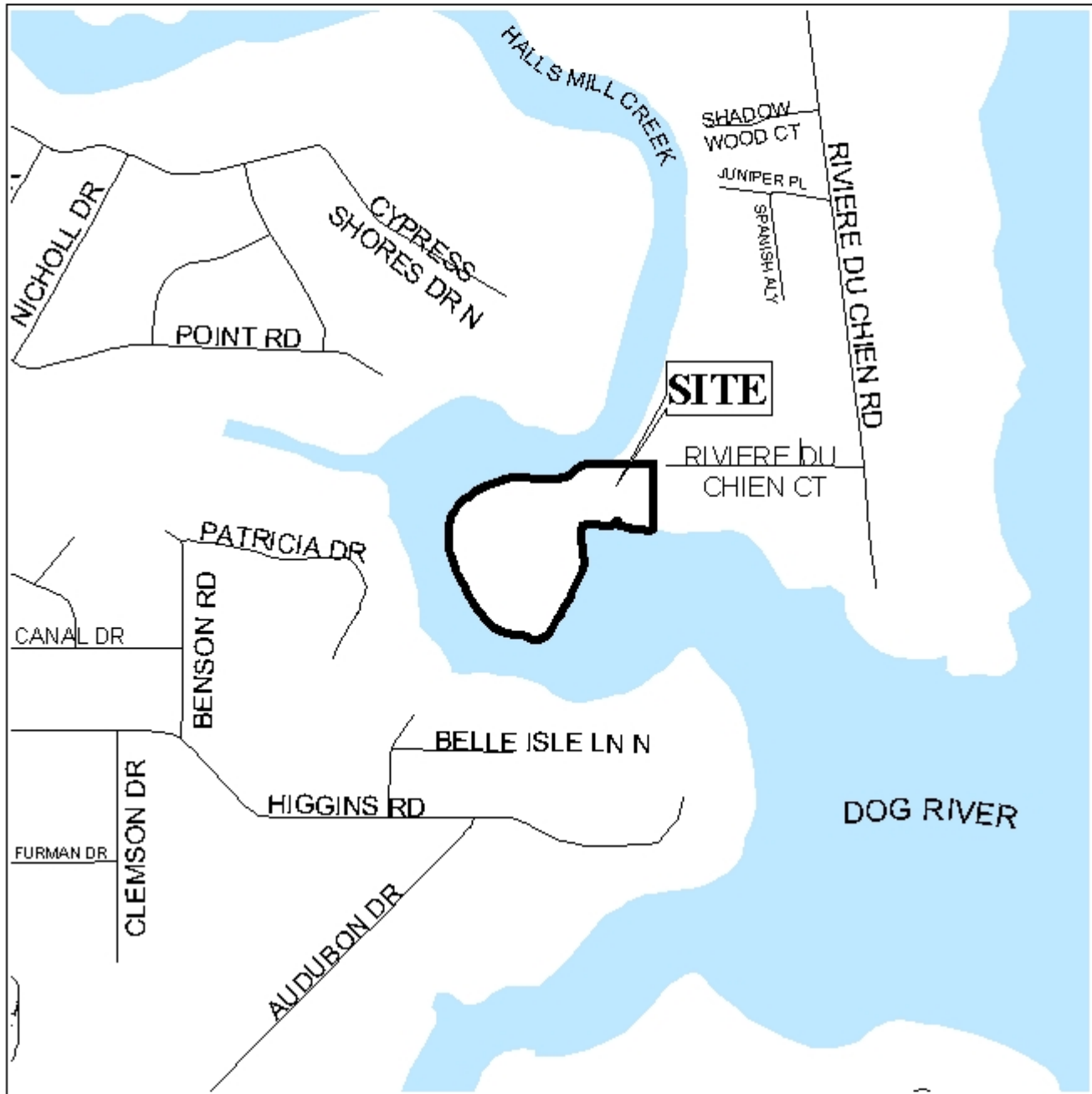
The site is located along Halls Mill Creek and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The site fronts Riviere du Chien Court, which is currently a city maintained, substandard right-of-way in that it is only 30 feet in width, has no curb and gutter, nor wing gutters, and a site visit by staff determined the pavement width varies from 16-19 feet. The pavement becomes narrower as you proceed westwardly to the site and does not allow two cars to pass.

In 2001, the Commission reviewed an application for a five-lot subdivision on this site; however, the Commission approved for only three lots, subject to the dedication and construction of a full cul de sac. The current application is for two lots, thus the provision of a paved t-shaped turnaround, with the location and design to be approved by Urban Development, City Engineering and Traffic Engineering. Should be required.

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 approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2) the placement of a note on the final plat stating that a paved t-shaped turnaround must be approved by Urban Development, City Engineering and Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 13 DATE March 18, 2004

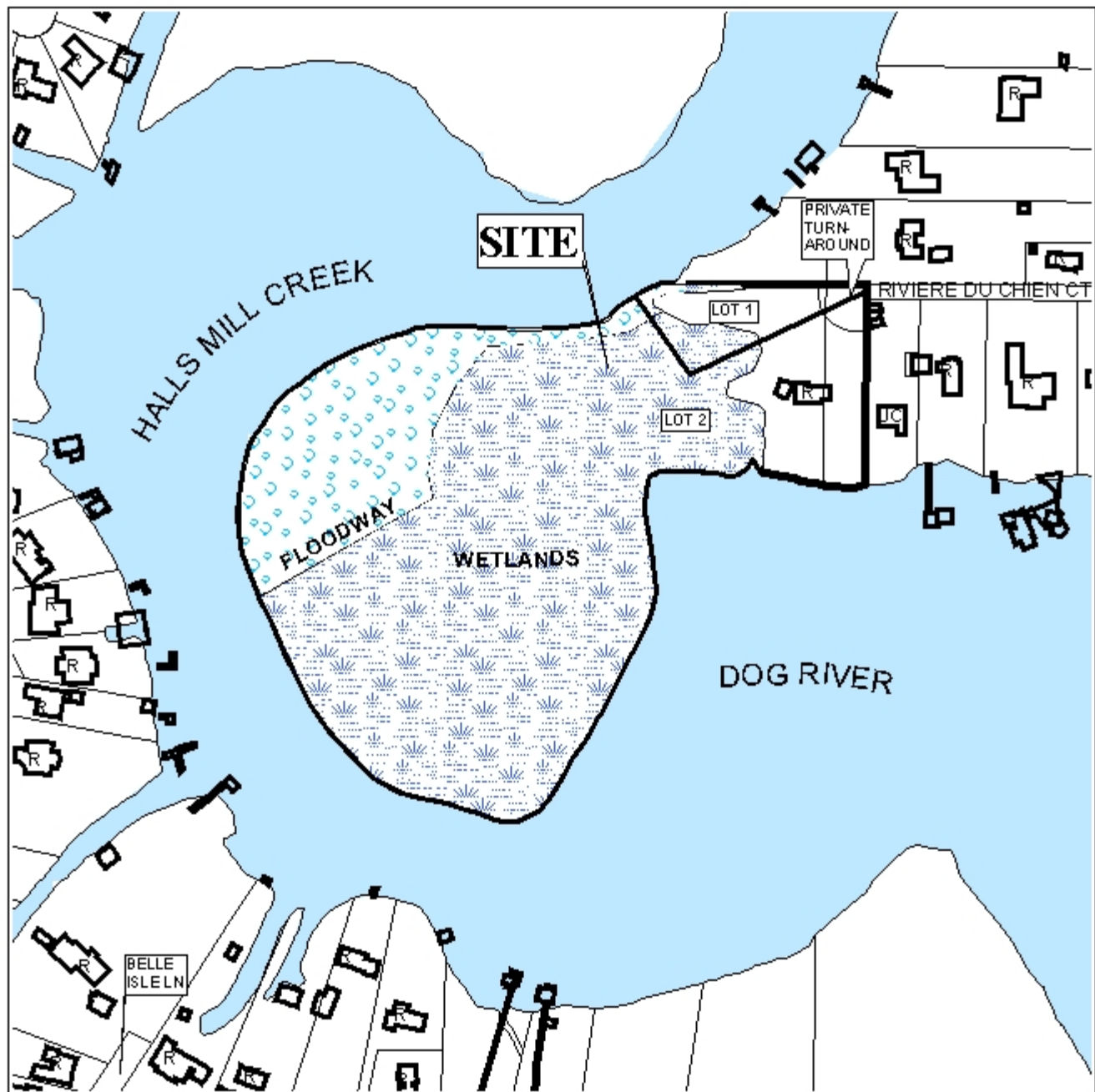
APPLICANT Riviere du Chien Court Subdivision

REQUEST Subdivision



NTS

RIVIERE DU CHIEN COURT SUBDIVISION



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