

RIVER WOOD COVE 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.

The plat illustrates the proposed 0.8 acre \pm , 1 lot subdivision which is located on the north side of Gulf Creek Circle (North), 485 feet + west of Rabbit Creek Drive. The subdivision is served by both public water and sanitary sewer.

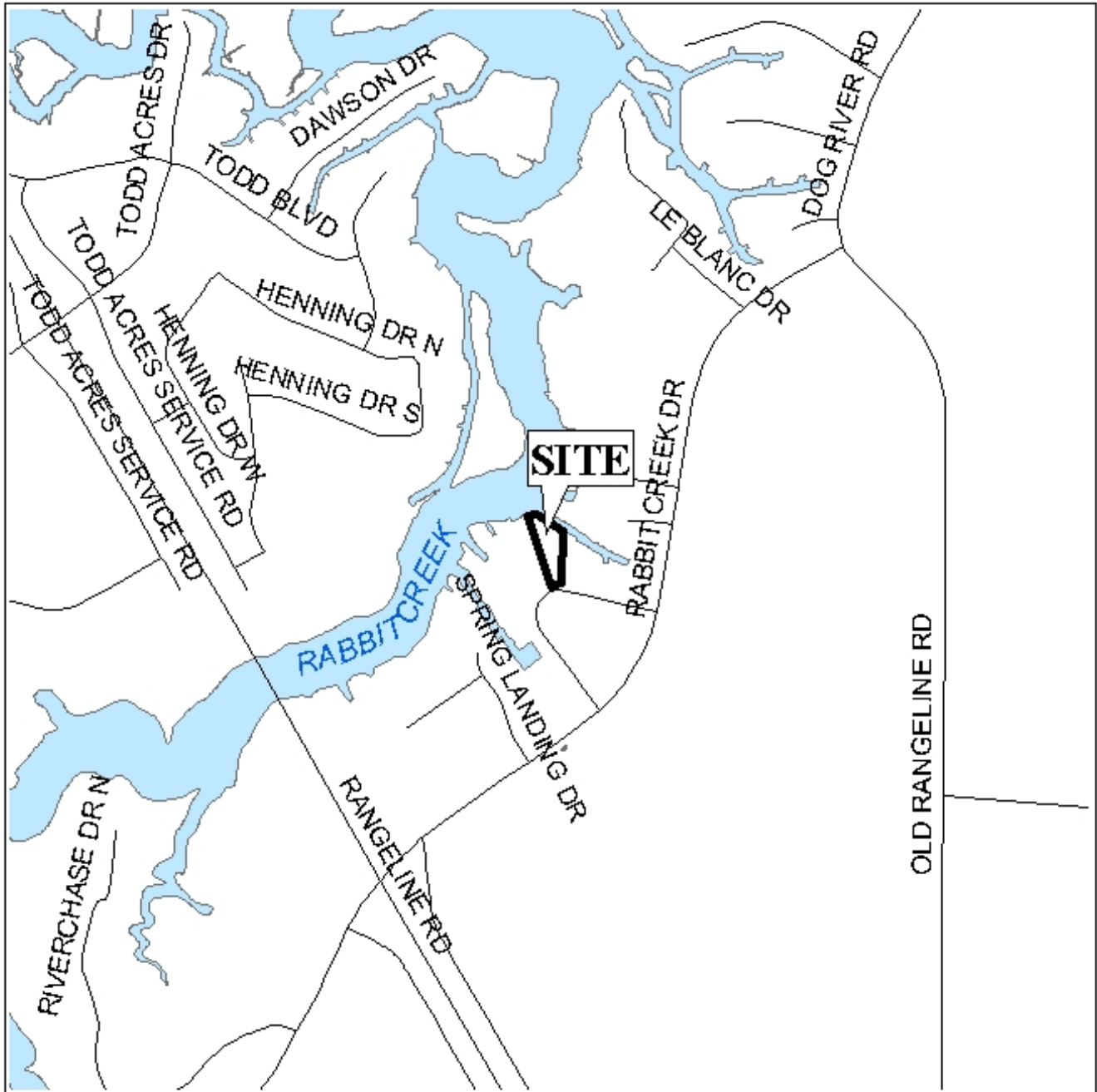
The purpose of this application is to create 1 lot from 2 lots.

The site fronts Gulf Creek Circle, a minor street, which has a right-of-way width of 50 feet at this location. The minimum right-of-way width for a minor street lacking curb and gutter, such as Gulf Creek Circle, is 60 feet, or 30 feet in each direction as measured from the centerline of the roadway. Since the existing right-of-way does not meet the recommended minimum width for a minor street lacking curb and gutter, according to Section V.B.14. of the Subdivision Regulations, the setback of an additional 5 feet from the right-of-way should be required. Additionally, the 25-foot minimum building setback line depicted on the plat should be adjusted to reflect the recommended additional setback from the right-of-way.

The site is within the drainage basin for Rabbit Creek, a tributary to Dog River. The site appears to be partially located within floodplains associated with the creek. Furthermore, the relative flatness and low elevation of the general area indicates an increased potential for wetlands, which do occur near the site, and an increased potential for drainage problems during heavy rain events. The presence of wetlands and floodplains on and near the site indicate that 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 plat is recommended for Tentative Approval subject to the following conditions: 1) the setback of an additional 5 feet from the Gulf Creek Circle right-of-way, in conformance with Section V.B.14 of the Subdivision Regulations; 2) approval of all applicable federal, state and local agencies regarding the wetlands and floodplain issues prior to the issuance of any permits; and 3) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP

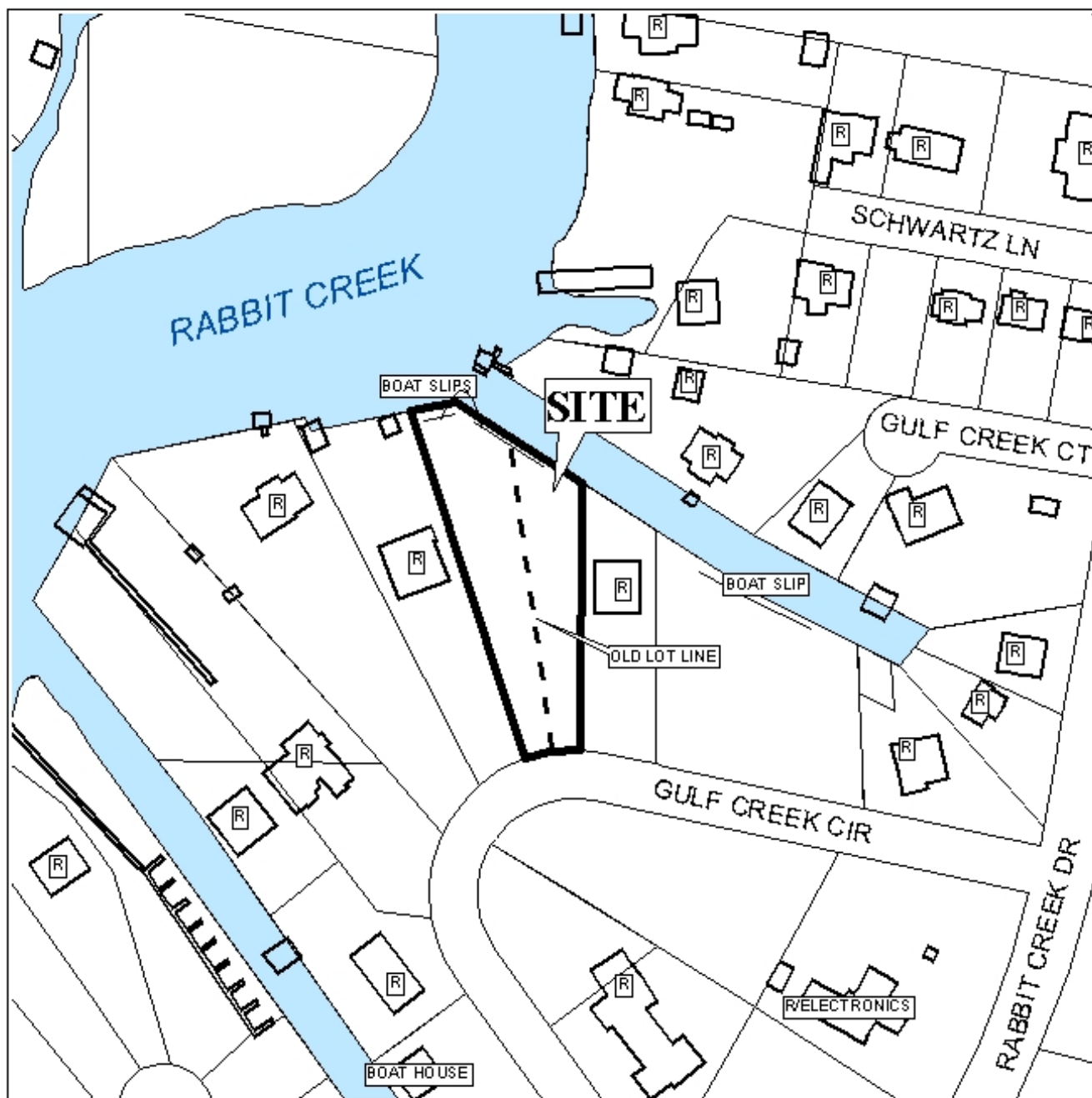


APPLICATION NUMBER 17 DATE June 16, 2005
APPLICANT River Wood Cove Subdivision
REQUEST Subdivision



NTS

RIVER WOOD COVE SUBDIVISION



APPLICATION NUMBER 17 DATE June 16, 2005

LEGEND

