

## **WATERFRONT RESUBDIVISION**

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.

The plat illustrates the proposed 4 lot, 5.7 ± acres subdivision which is located on the West side of Scenic Drive at the Southern terminus of Inerarity Road. The subdivision is served by public water and sanitary sewer.

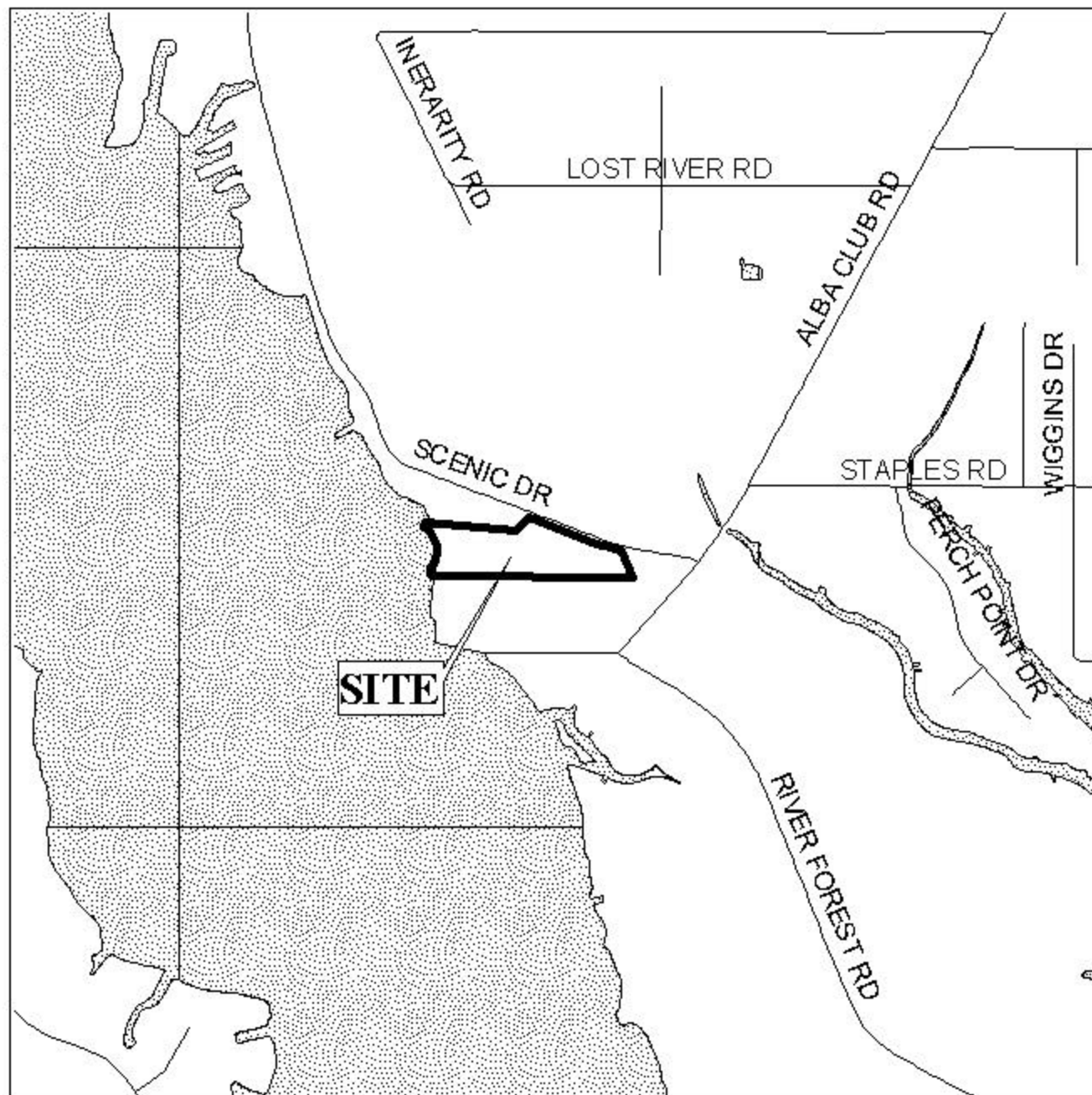
The purpose of this application is to subdivide two legal lots into four lots of records.

As a method of access management, the placement of a note on the final plat stating that Lots 1, 2, 3 and 4 are limited to one curb cut each to Scenic Drive, with the size, location and design to be approved by Traffic Engineering, should be required.

As indicated on the plat, the site is located on Dog River and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

With modifications and a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

## LOCATOR MAP



APPLICATION NUMBER 24 DATE December 4, 2003

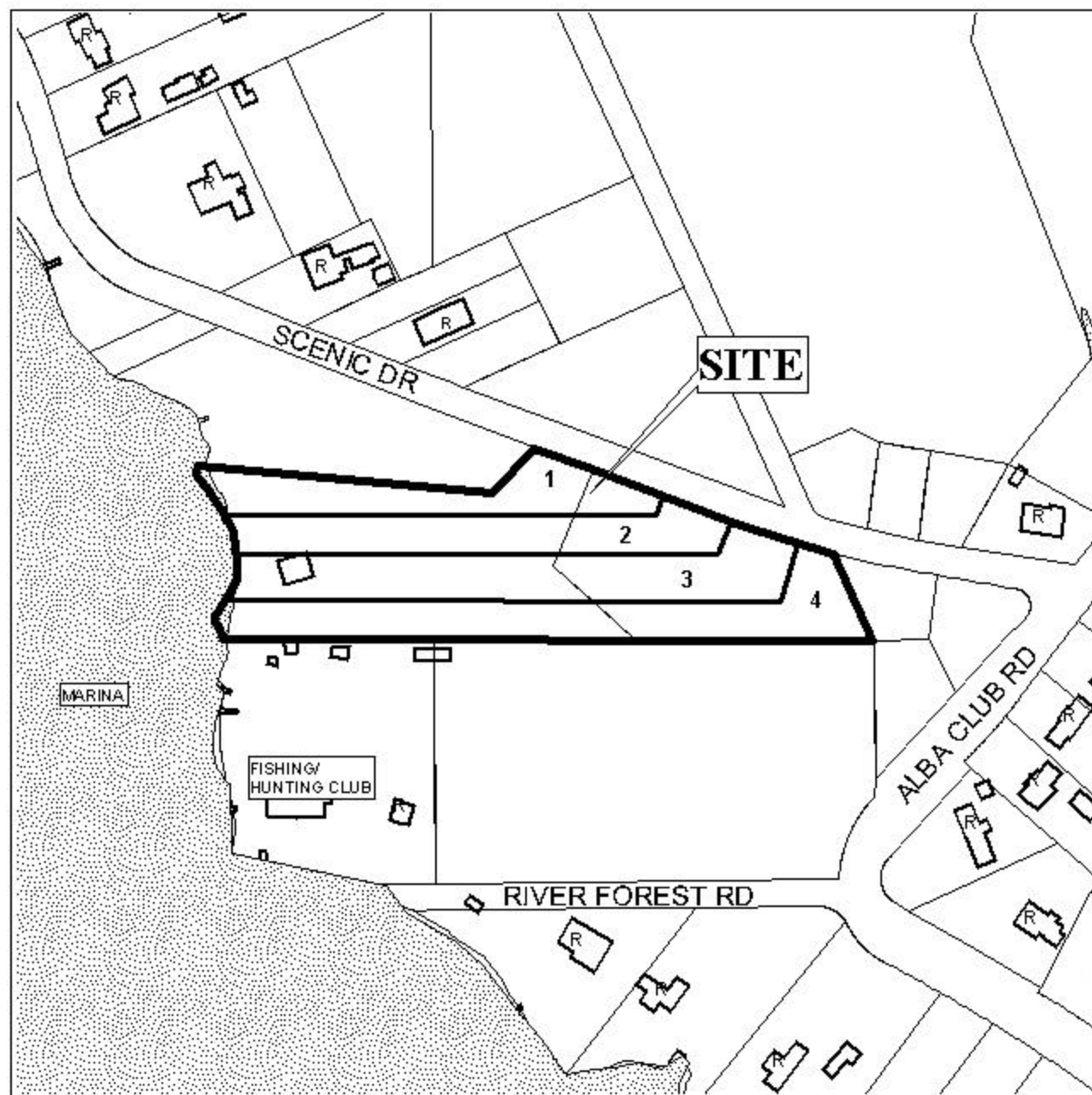
APPLICANT Waterfront Subdivision

REQUEST Subdivision



NTS

# WATERFRONT SUBDIVISION



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LEGEND

