

2/22/18

WATERVIEW SUBDIVISION
CHAPTER 113 (14), REVIEW
PRELIMINARY PLAT

Randy:

Here are my comments regarding the City of La Crosse, Subdivision Regulations:

Waterview Subdivision is a new residential subdivision in the City of La Crosse.
Lot sizes vary from 0.3 acres to 3.1 acres.

The property will need to be rezoned as shown in the notes on the preliminary plat.
Lots 1, 2 & 17 should be zoned R-6 and Lots 2-16 and 18-25 zoned R-2.

The subdivision will have a 32 foot asphalt roadway with 30" wide curb & gutter. The plans also show a 6 foot sidewalk at the street right-of-way.

There is a 10' utility easement at the front of each lot.

113-16 – Erosion & Sedimentation Controls

No tracking pad shown on plans.

- (3) (6) Plan does not show the areas to be exposed during construction.
 - (b) (2) Plan does not show the areas where topsoil and backfill will be stored.
 - (b) (4) Plan does not give a timeline of how long the land will be exposed during development.
- 113-69 (3) Plan does not show the elevation datum used.
113-69 (14) Municipal Boundary location not shown on the Preliminary Plat or plans.

113-137 – Street Design Standards

- (b) River Run Road is a cul-de-sac street in excess of 500 feet. (approximate length is 1050 L.F. from center of intersection to center of culdesac)
Streets within this subdivision could be 60' ROW

113-143 – Public Sites and open spaces

No land reserved for public park.

ARTICLE IV – REQUIRED IMPROVEMENTS

Sheet 5/46 & 30/46 There is an issue with the street row & curb and gutter / sidewalk location. (consider a 45° angle at the intersection or the row's to create the room needed for sidewalks or tighten the radius of the curb and gutter.

113-182 No street trees shown on the plans. Street trees addressed in the Residential Declarations. (may want to add these trees must be centered between the sidewalk and curb.

113-185 No street lights shown on the plans or addressed in the Residential Declarations.

This plat is located west of Hwy 35 just south of the intersection of Hwy 35 & 14/61.

If I can be of any further assistance please feel free to contact me by the email or phone number listed below.

Sincerely,

Scott M Dunnum
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