

5/31/16

Quarry at Irish Hill
CHAPTER 113 (14), REVIEW
PRELIMINARY PLAT

Randy:

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

The Quarry Subdivision is a new 25 lot residential subdivision in the Town of Shelby. Lot sizes vary from 0.7 acres to 3.3 acres.

The subdivision will have a 22 foot asphalt roadway with a 2 foot gravel shoulder on one side and 6 foot asphalt pedestrian area with a 1 foot gravel shoulder on the other side.

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

The lots will be served by community wells and individual sanitary sewer. Community Well locations not shown and no easements provided for such.

113-39 – Plats within the Extraterritorial Plat Approval Jurisdiction

(4) The proposed subdivision represents infilling of vacant land that matches a subdivision to the southeast (Willow Heights).

113-137 – Street Design Standards

(b) Deven Drive is a cul-de-sac street in excess of 500 feet. (approx. length 2550 L.F.)

113-172-185 – ARTICLE IV. - Required Improvements

113-175 & 176 No curb & gutter. Site to have rural cross section, with ditches and drainage ways.

113-177 - No sidewalks are shown on plans. However, the street cross section shows a 6 foot paved pedestrian lane adjacent to the 11 foot paved travel lane.

113-178 - Lots will have individual private sewage systems.

113-180 - There will be several community wells serving the lots. Water lines will be in the utility easements adjacent to the road.

113-182 - No information regarding planting of trees was provided.

113-185 - No information regarding installation of street lights was provided.

This plat is located on the ridge off of Hwy 33 off the east side of the city within our Extraterritorial Jurisdiction. Its design fits with another subdivision located to the southeast, having no curb and gutter, private well and septic systems, and a road to town standards.

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
City Surveyor / Project Manager

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