



## Legislation Text

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**File #:** 20-0301, **Version:** 1

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### Colins Place Subdivision - Preliminary

**SUMMARY:** The developer is proposing an 18-lot subdivision off Dayton Ave. Some of the infrastructure is existing; however it would require approximately 462 feet of road, 887 feet of low-pressure sewer, 477 feet of water line, and one new fire hydrant to be constructed. A proposed road profile will be provided at the meeting, since the existing ground slope in the cul-de-sac exceeds the maximum slope requirements of the subdivision regulations. Also, staff has requested that the location of the proposed fire hydrant be moved to the end of the waterline on the cul-de-sac, so the City would not have to maintain a fire hydrant and a blowoff hydrant. The developer's engineer has agreed and a copy of the changed plat will be provided at the meeting.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plat.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the preliminary plat.