

M.D. PLACE EXTENSION 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 applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

Traffic Engineering Comments: Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments:

The plat illustrates the proposed 5.3± acre, two-lot subdivision, which is located on the East side of Audubon drive, 105'± south of Higgins Road, and is in Council District 4. The site is served by public water and sanitary sewer.

The purpose of the application is to create two lots from three lots of record. Essentially, the middle lot is being divided between the two outside lots.

The site fronts Audubon Drive, which has a 50-foot right-of-way. This street does not have curb and gutter, so a 60-foot right-of-way is required; as such, dedication sufficient to provide 30 feet from the centerline of Audubon Drive should be required.

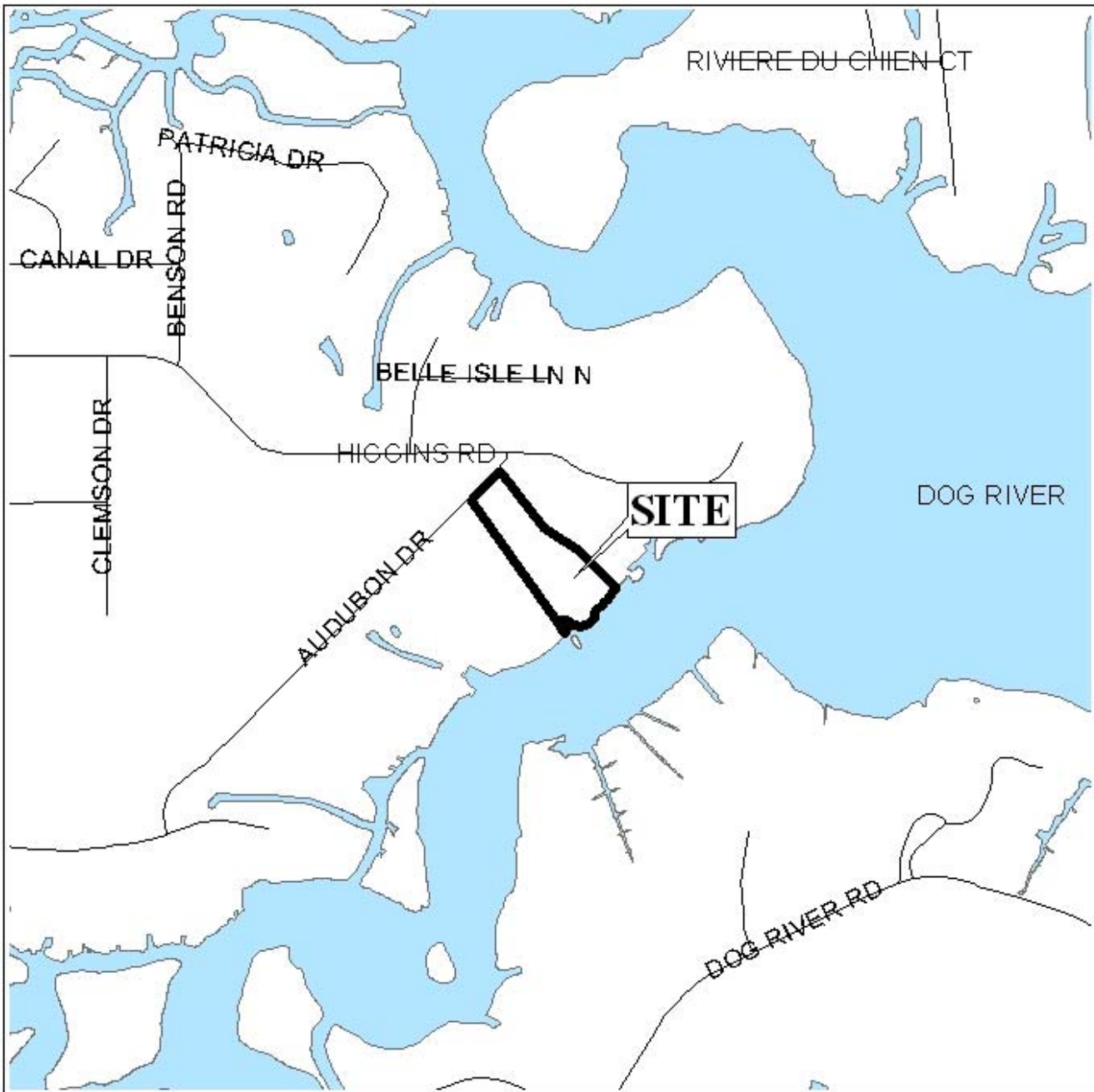
The lots would exceed the maximum depth-to-width ratio of 3.5; however, this is typical of the surrounding waterfront properties, and furthermore, the ratio would be improved from the present situation with this application, since there will be fewer lots. Therefore, a waiver of Section V.D.3 (maximum depth) would be appropriate in these circumstances.

Because the site fronts Rabbit Creek, it may be environmentally sensitive; thus, the approval of all applicable federal, state, and local agencies would be required prior to the issuance of any permits.

The 25-foot building setbacks are shown but should be adjusted to reflect the dedication.

With modifications and a waiver of Section V.D.3, this plat will meet the minimum requirements of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) dedication sufficient to provide 30 feet from the centerline of Audubon Drive; 2) the adjustment of the 25-foot setback lines to reflect the dedication; and 3) the approval of all applicable federal, state, and local agencies prior to the issuance of any permits.

LOCATOR MAP



APPLICATION NUMBER 6 DATE June 1, 2006

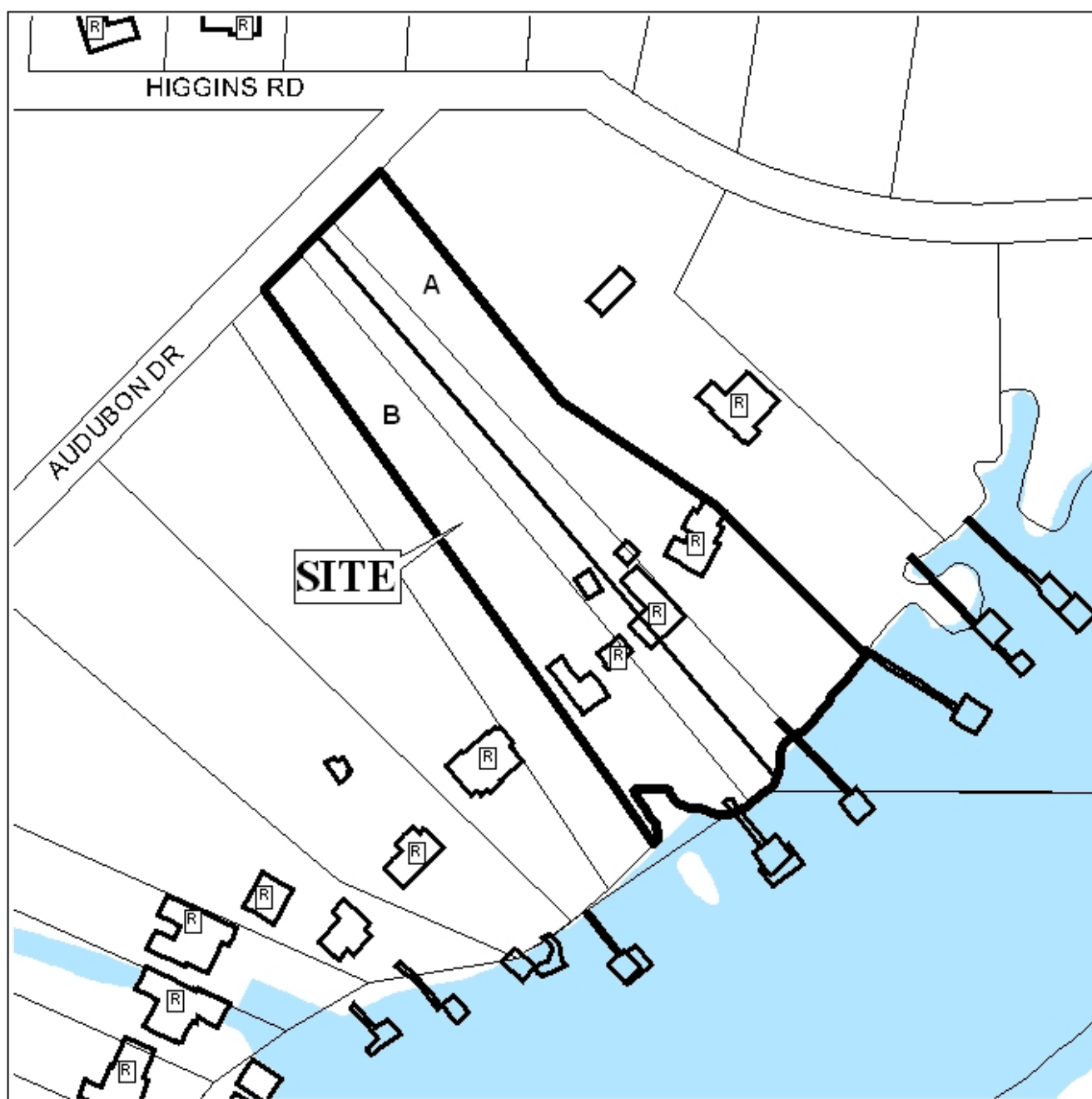
APPLICANT M. D. Place Extension Subdivision

REQUEST Subdivision



NTS

M.D. PLACE EXTENSION SUBDIVISION



APPLICATION NUMBER 6 DATE June 1, 2006

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2		



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