

AUTO SHREDDING SUBDIVISION

Engineering Comments: Minimum finished floor elevation is required on the final plat. A drainage easement will be required if any portion of this property conveys stormwater runoff from COM rights-of-way. 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 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).

The plat illustrates the proposed 12.2± acre, 2-lot subdivision which is located on the north side of Conception Street Road at Three Mile Creek and is in Council District 2. The site is served by public water and sanitary sewer.

The purpose of the application is to create a two-lot subdivision from two metes and bounds parcels. The plat does not appear to include the entire parent parcel however; southeast of the site is a parcel, created in 1978, after the Subdivision Regulations went into effect. This parcel should be included in the application, with the owner's consent, and additional notice and application fees.

The plat shows a number of existing buildings on the site. Before the final plat is recorded, an application for an Administrative Planned Unit Development should be reviewed and approved by Urban Development.

Otherwise, the plat meets the minimum requirements of the Subdivision Regulations.

Based on the preceding, the application is recommended for Holdover until the October 20th meeting, to allow the applicant to include the entire parent parcel in the application, and to revise the plat to include a finished floor elevation, and a drainage easement (if any portion of the property conveys stormwater runoff from COM rights-of-way). Revisions should be received by Urban Development by September 26th.

LOCATOR MAP



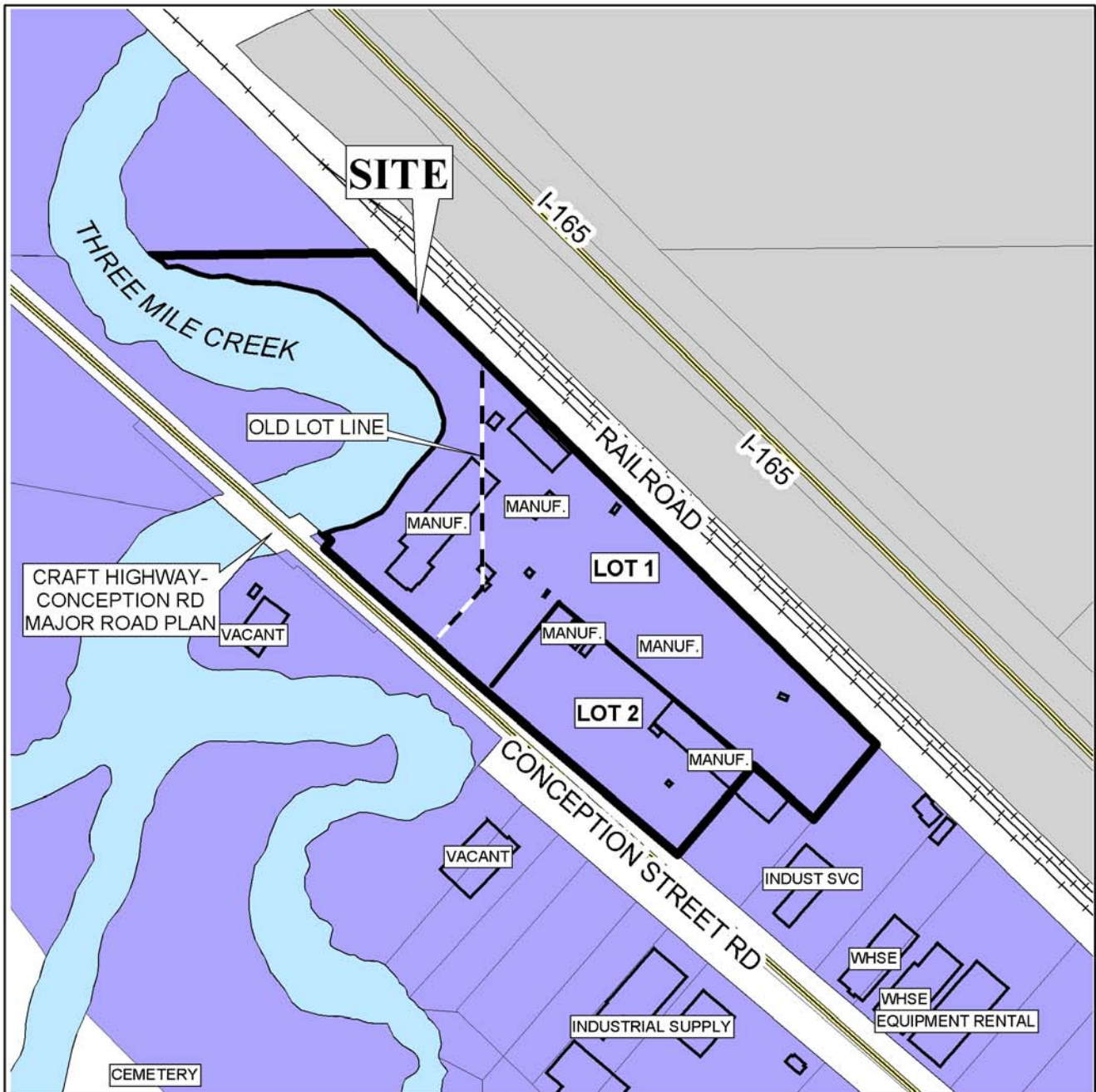
APPLICATION NUMBER 11 DATE September 15, 2005

APPLICANT Auto Shredding Subdivision

REQUEST Subdivision



AUTO SHREDDING SUBDIVISION



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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

