

M.D. PLACE 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.

Traffic Engineering Comments: Driveway numbers, size, 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 2 lot, 5.6 ± acres subdivision which is located at the Southeast corner of Higgins Road and Audubon Drive and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision.

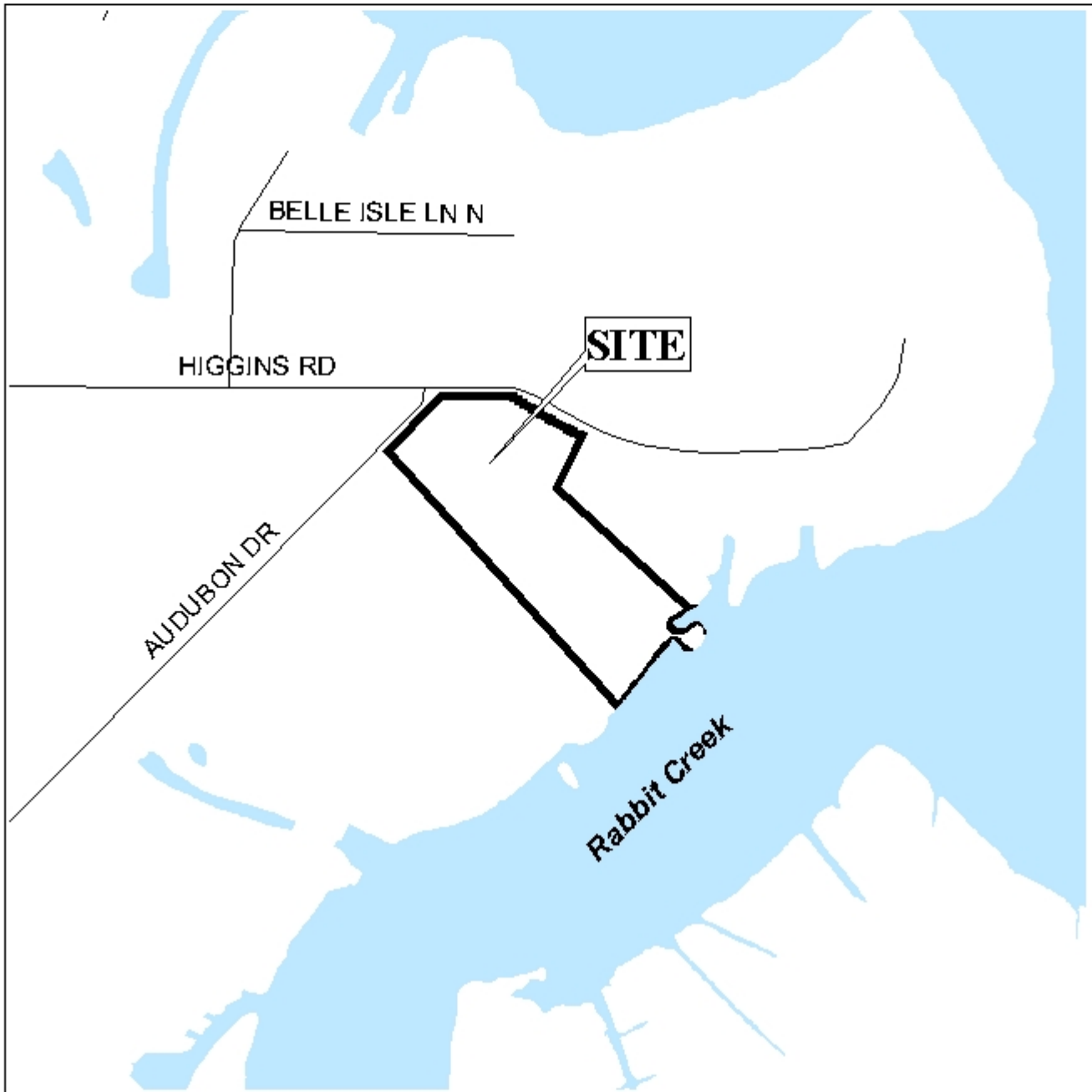
As the site is along Rabbit Creek, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

Lots 1 and 2 exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways; thus a waiver of V.D.3. could be considered appropriate.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With modifications and a waiver of Section V.D.3., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2) the placement of the 25-foot minimum setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 16 DATE October 7, 2004

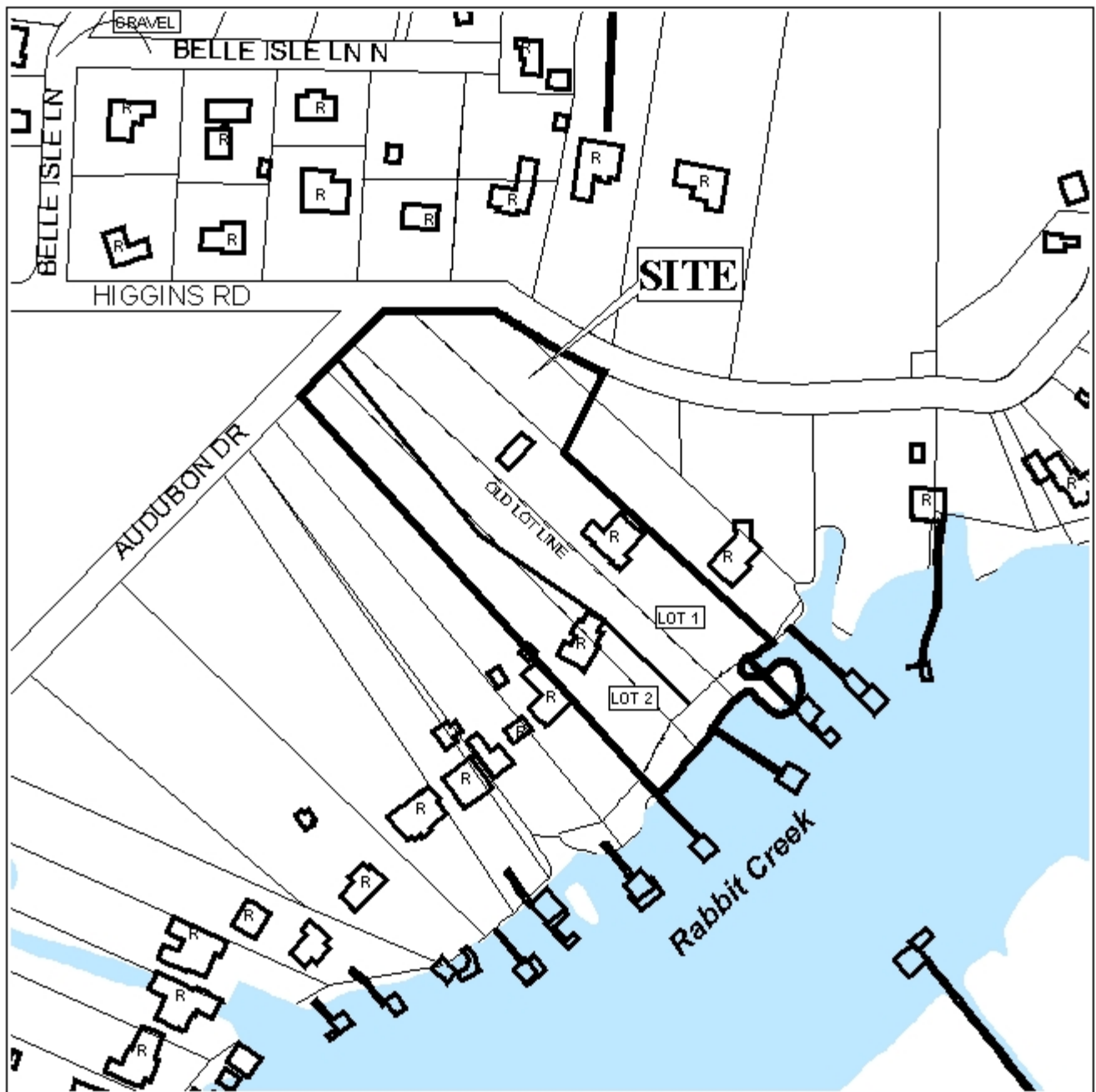
APPLICANT M. D. Place Subdivision

REQUEST Subdivision



NTS

M. D. PLACE SUBDIVISION



APPLICATION NUMBER 16 DATE October 7, 2004

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



NTS