

WIMMER FAMILY DIVISION 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 7 lot, 6.8 \pm acres subdivision which is located on the West side of Cedar Crescent Drive, 75' \pm South of the West terminus of North Drive, extending to the West terminus of Shore Acres Drive and is in City Council District 3. The subdivision is served by public water and sanitary sewer.

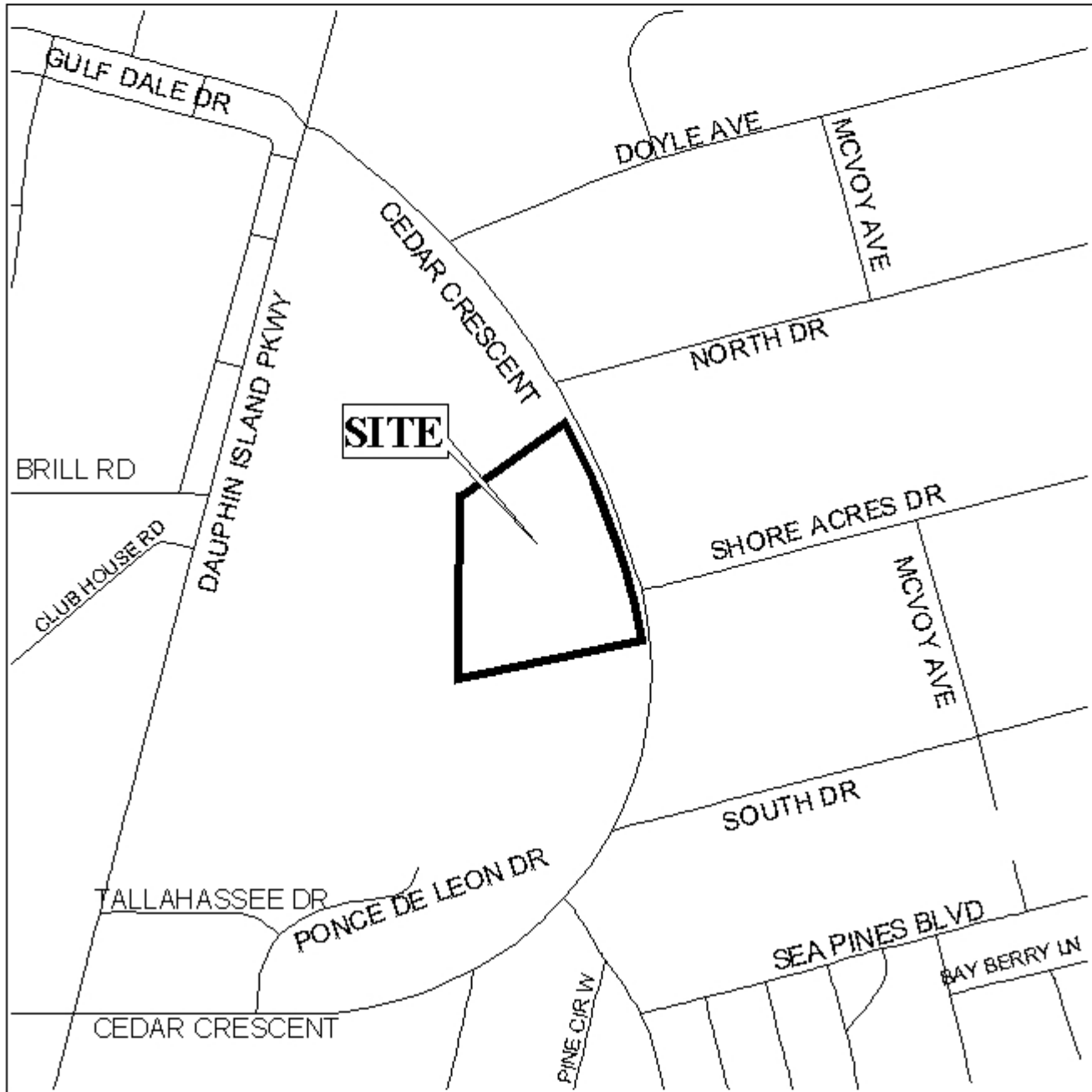
The purpose of this application is to resubdivide seven lots of record.

Lots 3 through 7 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. The proposed resubdivision will essentially maintain the existing width to depth ratio, thus a waiver of V.D.3. could be considered appropriate.

The existing Tank Service is a legal nonconforming use. The plot plan illustrates a proposed office. The applicant should note that building permits will be required.

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.

LOCATOR MAP



APPLICATION NUMBER 19 DATE October 7, 2004

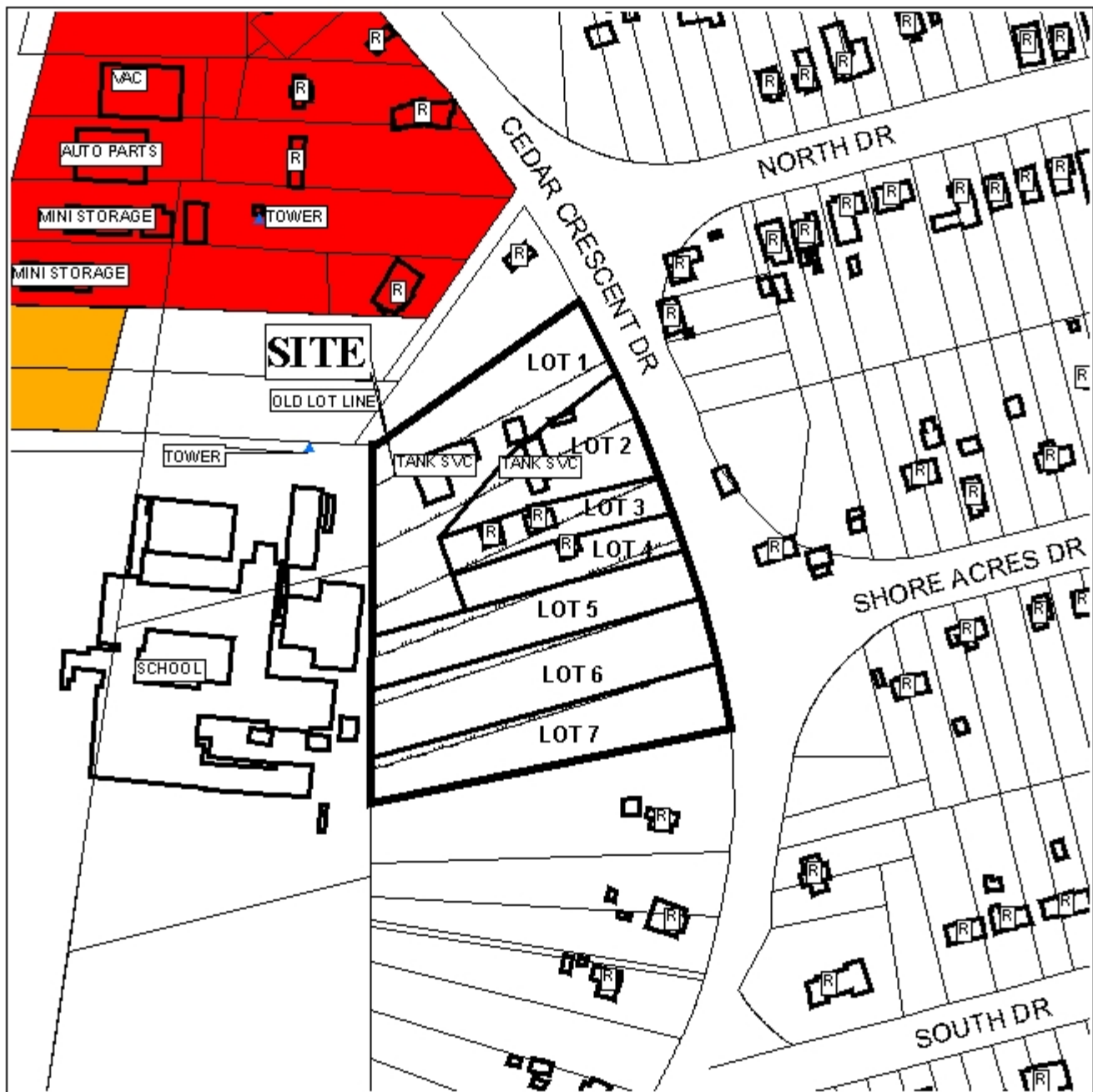
APPLICANT Wimmer Family Division Subdivision

REQUEST Subdivision



NTS

WIMMER FAMILY DIVISION 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



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