

## **TURPENTINE HILL 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 2.5± acre, one-lot subdivision, which is located on the West side of Cypress Shores Drive, 260'± North of the West terminus of Point 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 a single lot from two lots of record.

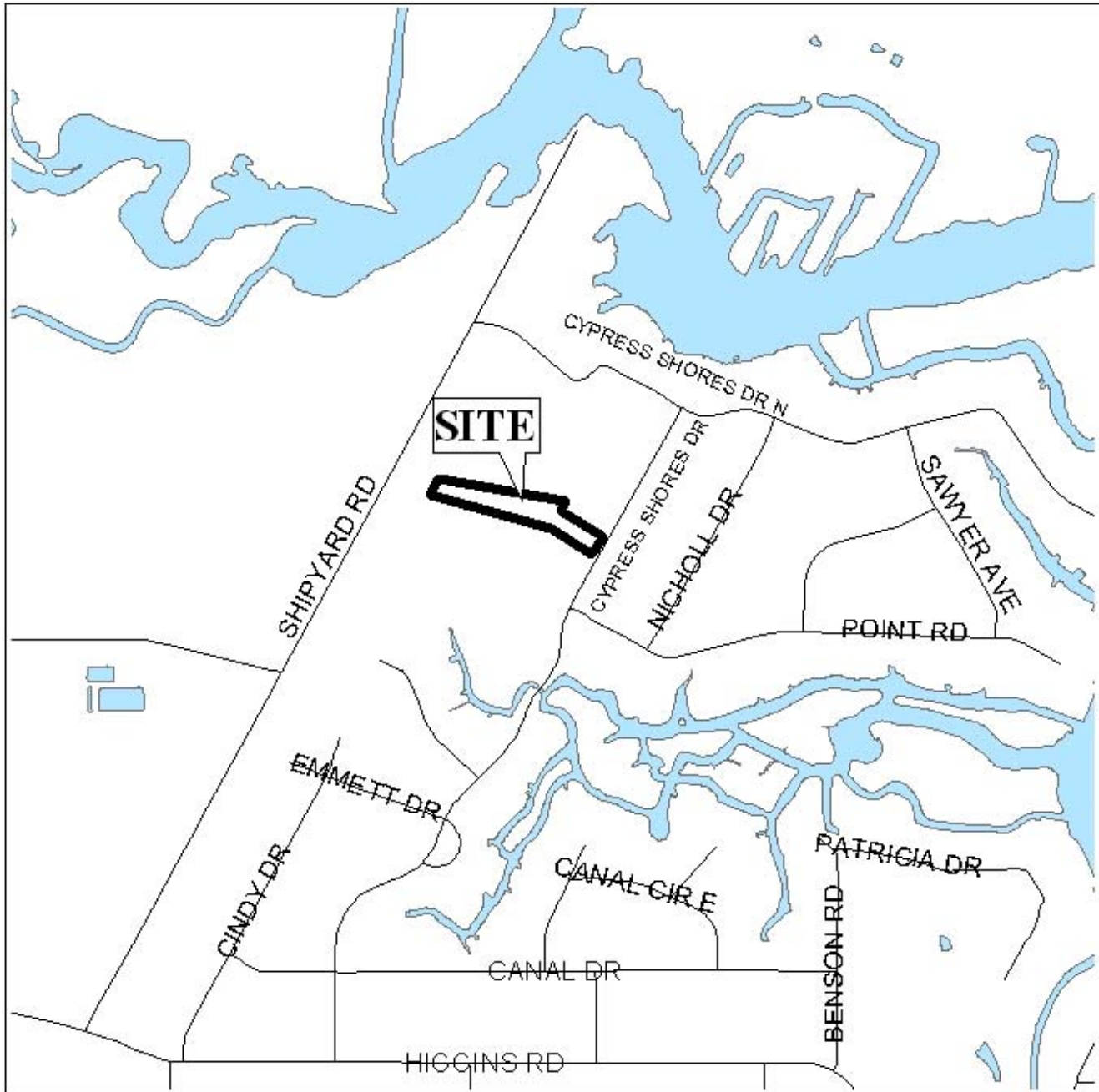
The site fronts Cypress Shores Drive, which has a 60-foot right-of-way, and adjoins a railroad right-of-way at the rear. The plat illustrates a 30-foot building setback from Cypress Shores Drive. As a means of access management, the site should be limited to a single curb cut.

The site is partially within the AE floodplain, and 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.

The site would exceed the maximum depth ratio, but would remedy an existing flag-lot situation.

With a waiver of the maximum depth ratio (Section V.D.3), the plat would meet the minimum standards 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; 2) depiction of the 30-foot building setbacks as shown on the preliminary plat; and 3) the placement of a note on the final plat stating that the site is limited to a single curb cut.

## LOCATOR MAP



APPLICATION NUMBER 2 DATE June 1, 2006

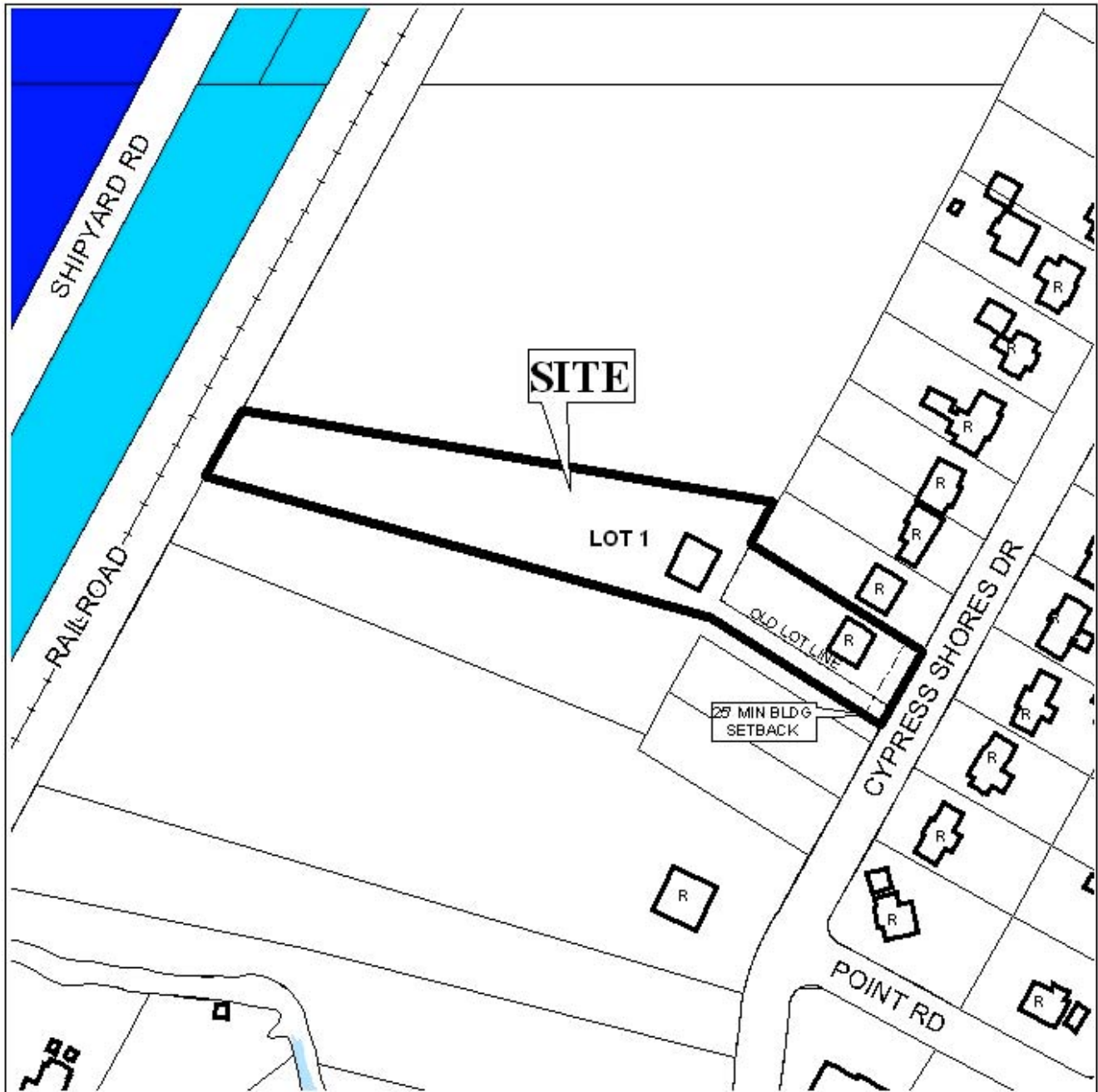
APPLICANT Turpentine Hill Subdivision

REQUEST Subdivision



NTS

# TURPENTINE HILL SUBDIVISION



APPLICATION NUMBER 2 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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