

SHIPMAN 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, 0.3 \pm acre subdivision which is located on the North side of Baltimore Street, 85' \pm West of Marine Street, extending to the West side of Marine Street, 40' \pm North of Baltimore Street and is in City Council District 3. The subdivision is served by public water and sanitary sewer.

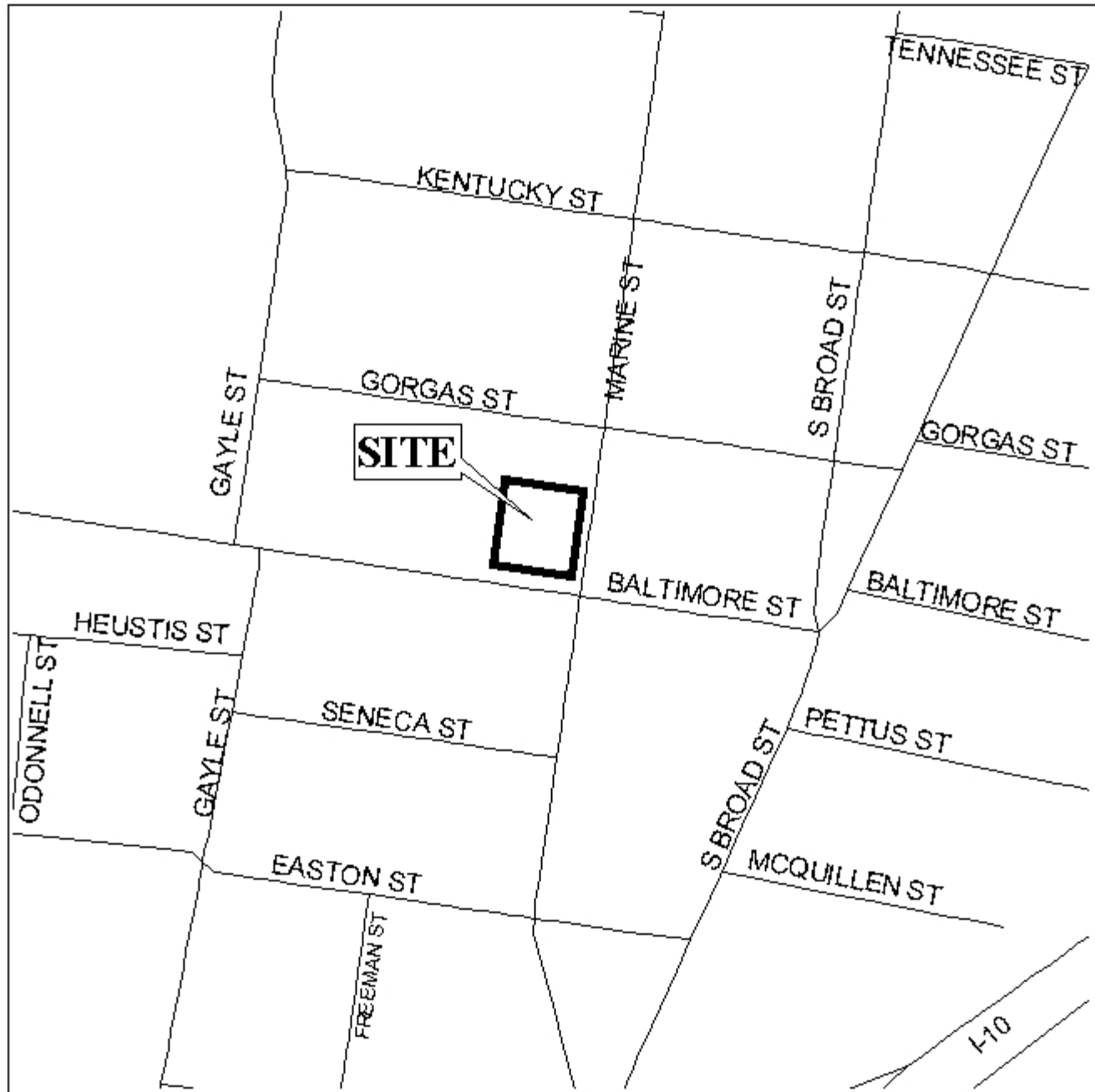
The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The balance of the property at the Northwest corner of Baltimore and Marine Streets and the parcel to the West, is not included in the subdivision. The balance of the property should be included in the subdivision or the submission of documentation to establish these parcels as legal lots of record prior to 1952, should be required.

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

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with the additional notification information, or to submit documentation to establish the balance of the property as a legal lot of record prior to 1952. This information should be submitted by May 24th to be considered at the Commission's June 3rd meeting.

LOCATOR MAP



APPLICATION NUMBER 16 DATE May 20, 2004

APPLICANT Shipman Place Subdivision

REQUEST Subdivision



NTS

SHIPMAN PLACE SUBDIVISION



APPLICATION NUMBER 16 DATE May 20, 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