

HUNTER ADDITION TO **CEDAR POINT ROAD SUBDIVISION**

Engineering Comments: Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 2 lot, 1.2 \pm acre subdivision which is located on the East side of Cedar Point Road, 300' \pm South of Rosedale Road. The site is served by city water and sanitary facilities.

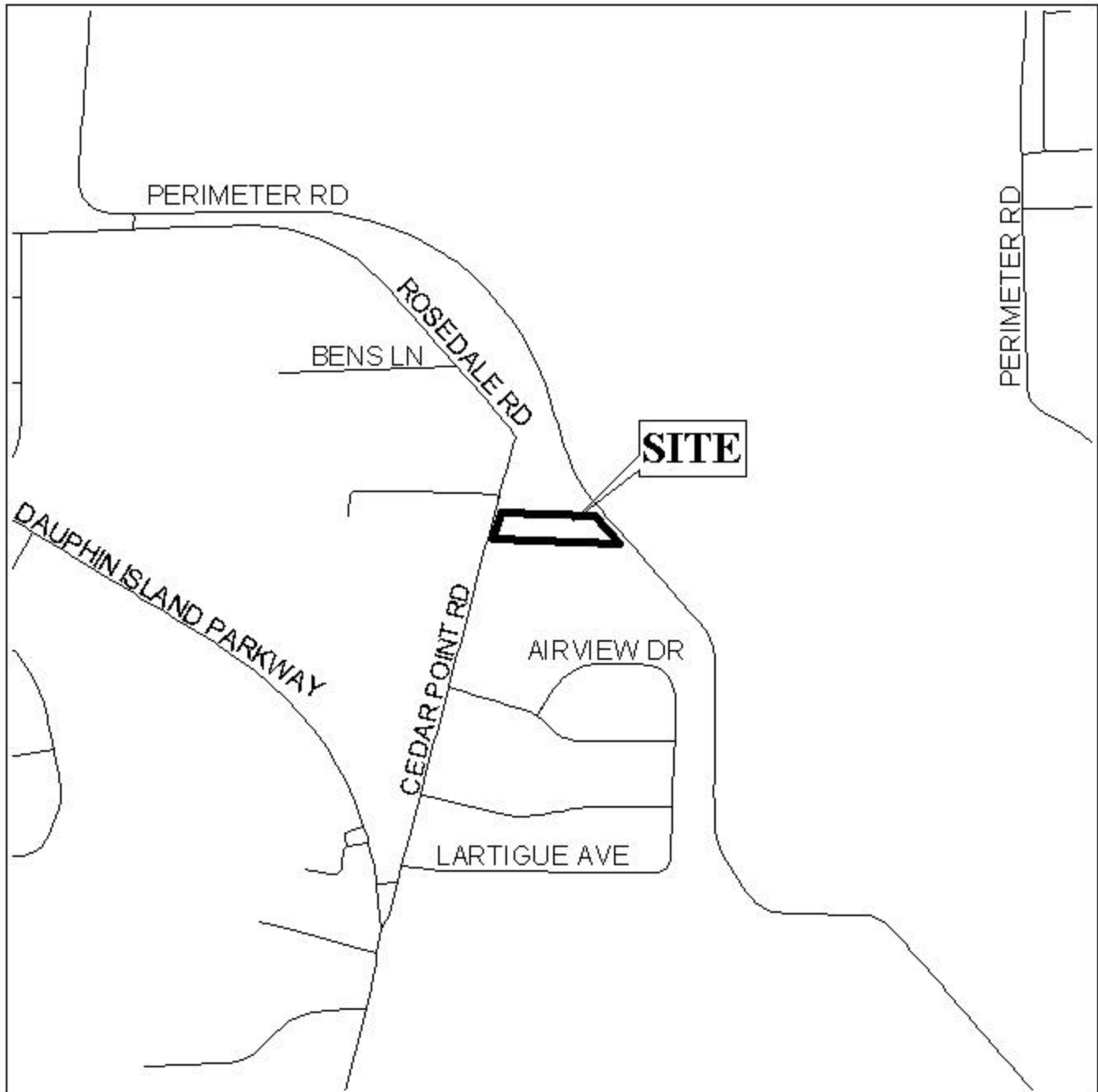
The purpose of this application is to subdivide an existing metes and bounds parcel into two lots of record.

As illustrated on the Vicinity Map, the shaded area was deeded off via a metes and bounds description in 1997 and should be included in the subdivision.

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.

Based upon the preceding, this application is recommended for holdover until the April 3rd Planning Commission meeting to allow the applicant to include the remainder of the property and additional property owner information for notification; or to provide the staff with documentation, in this case a deed prior to 1952, illustrating the subdivision of a parcel of the parent tract. This information would be required by March 24th.

LOCATOR MAP



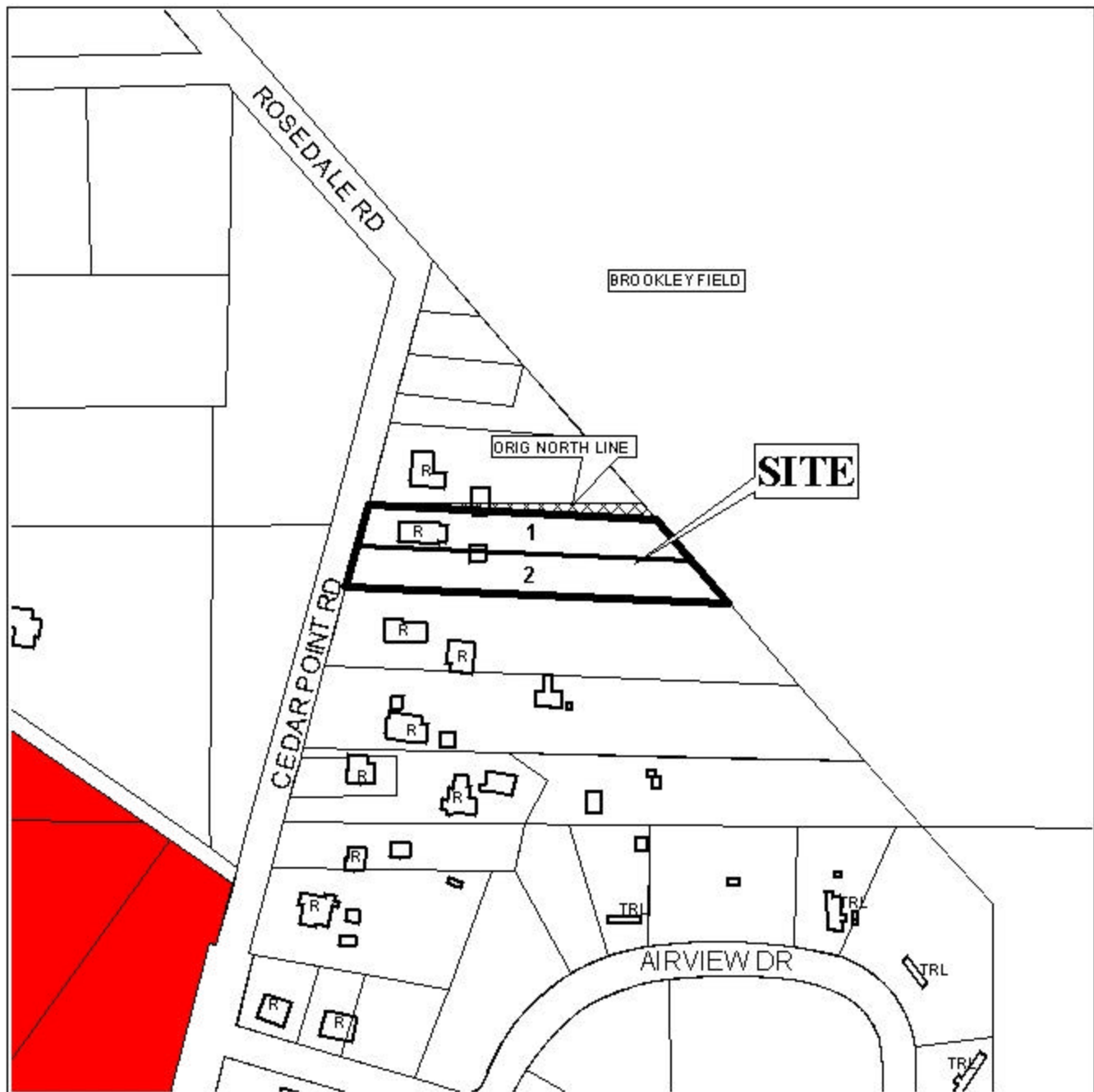
APPLICATION NUMBER 20 DATE March 20, 2003

APPLICANT Hunter Addition to Cedar Point Road Subdivision

REQUEST Subdivision



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APPLICATION NUMBER 20 DATE March 20, 2003

LEGEND

