

NEVILLE HOUSE 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.

The plat illustrates the proposed 0.2 ± acre, 2 lot subdivision which is located on the South side of St. Francis Street, 75' ± East of North Jackson Street. The subdivision is served by public water and sanitary sewer.

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

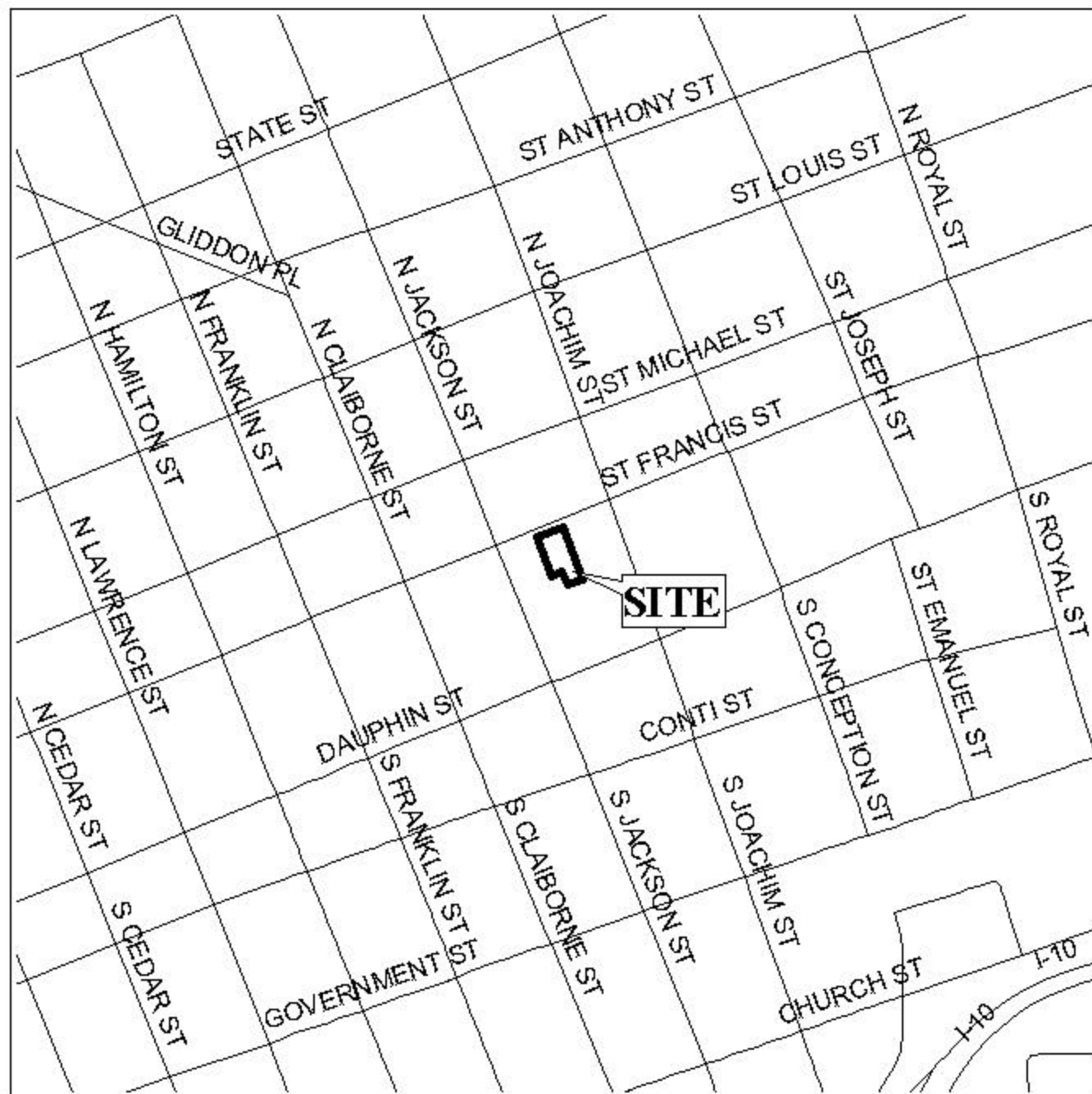
As a means of access management, the placement of a note on the final plat stating that the site is to share a curb cut should be required. In addition, the submission of an Administrative PUD would be required as the site has a common driveway and parking.

As proposed, Lot 1 would have 7,113 square feet of area and Lot 2 would have 2,553 square feet of area; in B-4 districts, there is no minimum area requirement for building sites; therefore, a waiver of Section V.D.2. would be required and recommended for the proposed lot sizes.

Additionally, Lot 1 would exceed the width to depth ratio of the Subdivision Regulations; therefore, a waiver would be required.

With a waiver of Section V.D.2. and 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 submission of an Administrative PUD for the shared access and parking.

LOCATOR MAP

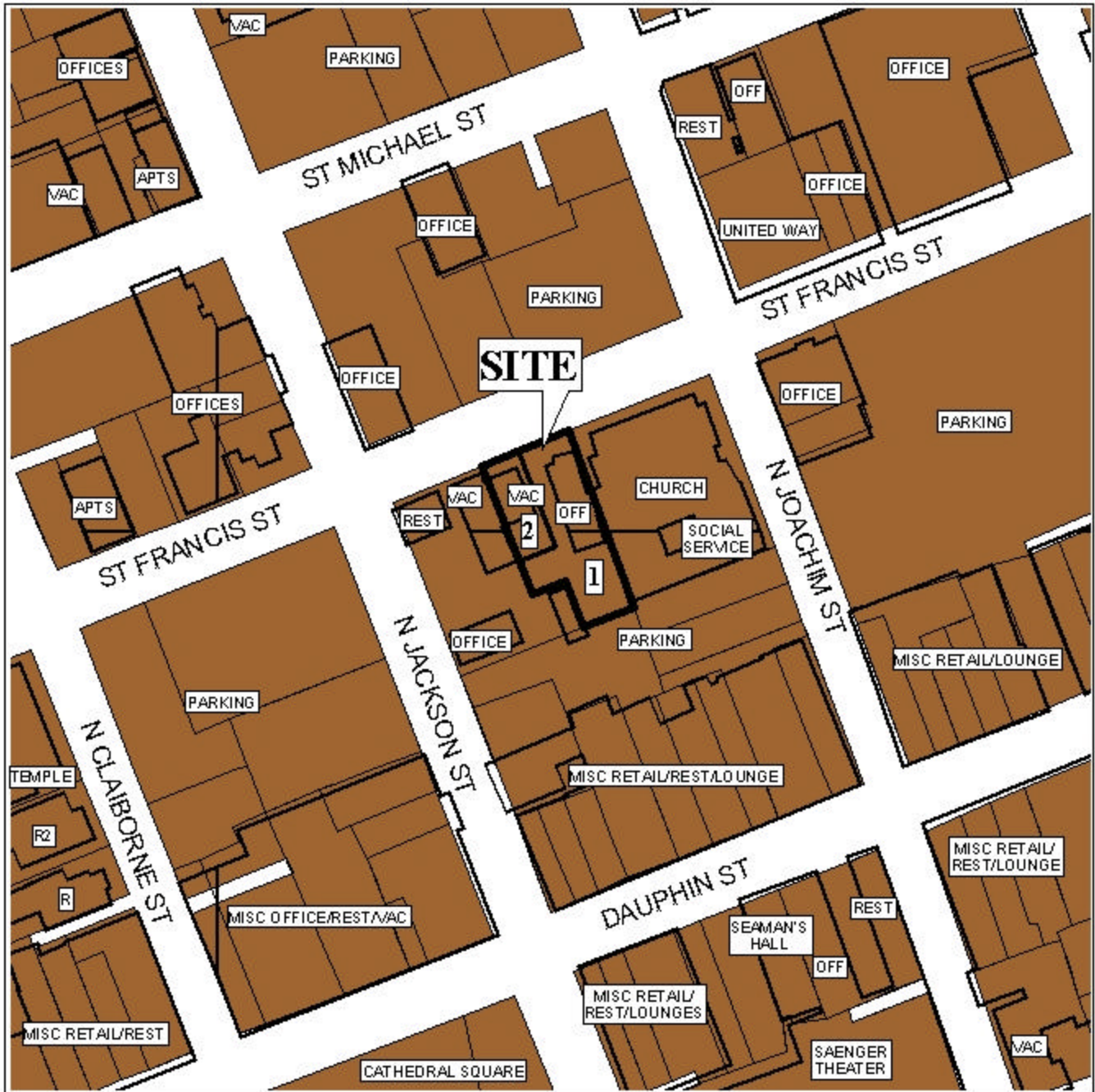


APPLICATION NUMBER 6 DATE September 18, 2003
APPLICANT Neville House Subdivision
REQUEST Subdivision



NTS

NEVILLE HOUSE SUBDIVISION



APPLICATION NUMBER 6 DATE September 18, 2003

LEGEND

