

SMITH SUBDIVISION, NO. ONE

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 4 lot, 16.0 \pm acres subdivision which is located on the West side of Bay Front Road, 250' \pm North of Stewart Road, extending to the North side of Stewart Road, 4/10 mile \pm West of Bay Front Road 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 four-lot subdivision from a metes and bounds parcel.

Lot 4 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required. However, narrow, deep lots are common in this area; thus the waiver of V.D.3. would be appropriate.

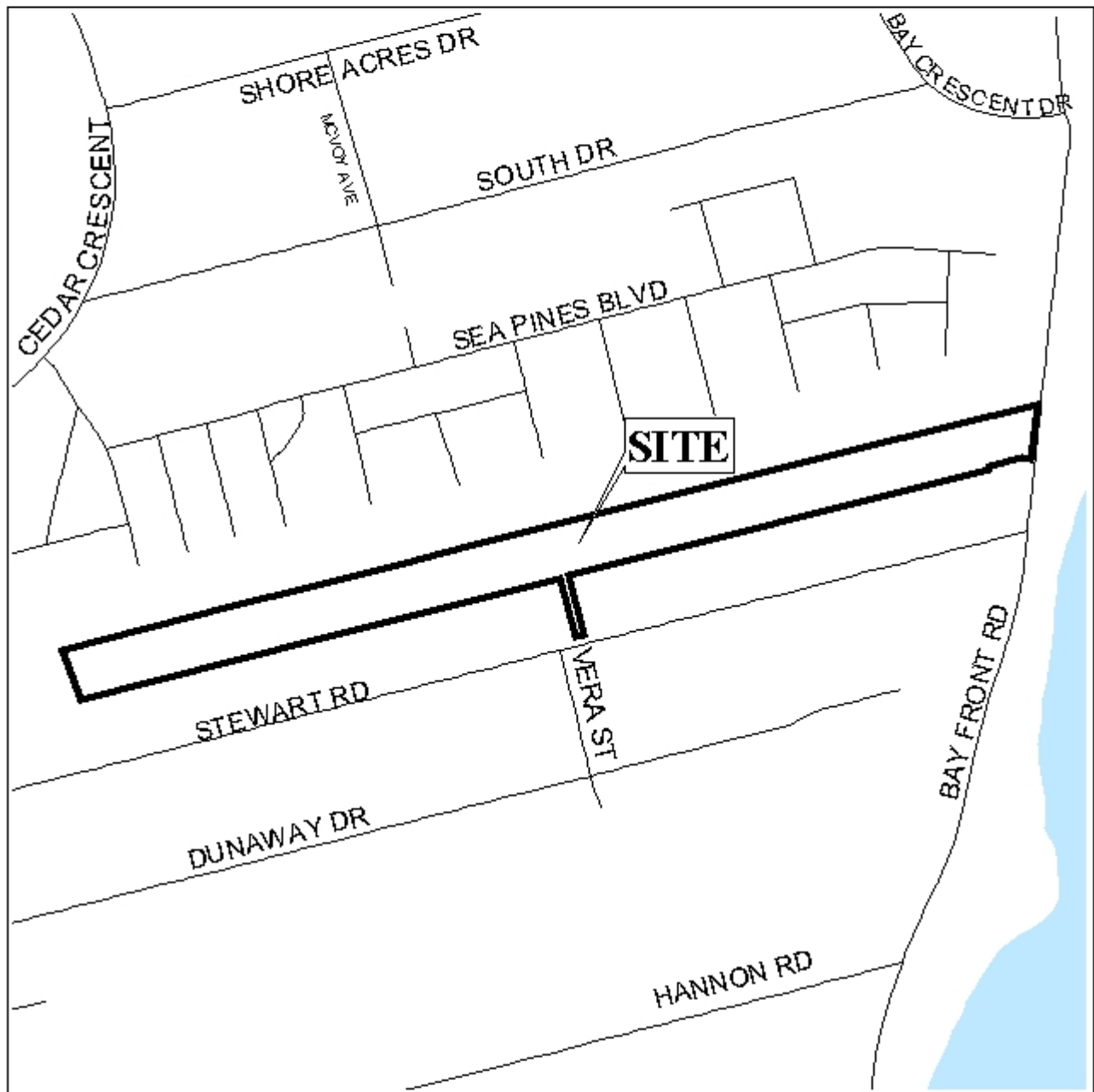
The site is located on a floodplain and as such the area could be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required.

As proposed, Lot 4 has only 35-feet on a public road, thus a note should be placed on the final plat stating that there can be no future resubdivision of Lot 4 until additional frontage is provided on an open and maintained public right-of-way.

The plat does not illustrate the balance of the property to the West of Lot 4. Tax Assessor information illustrates that the parcel to the West is owned by the same person and the parcel numbers illustrate this was all one parcel. Furthermore, it appears that subdivision of this site would land-lock the parcel to the West. The balance of the parcel should be included in the subdivision or the submission of documentation to establish the parcel as a legal lot of record prior to 1952, should be required.

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 additional notification information; or the submission of documentation to establish the balance of the property as a legal lot of record prior to 1952. This information should be submitted by July 19th to be considered at the Commission's August 5th meeting.

LOCATOR MAP



APPLICATION NUMBER 22 DATE July 15, 2004

APPLICANT Smith Subdivision, Number One

REQUEST Subdivision



NTS

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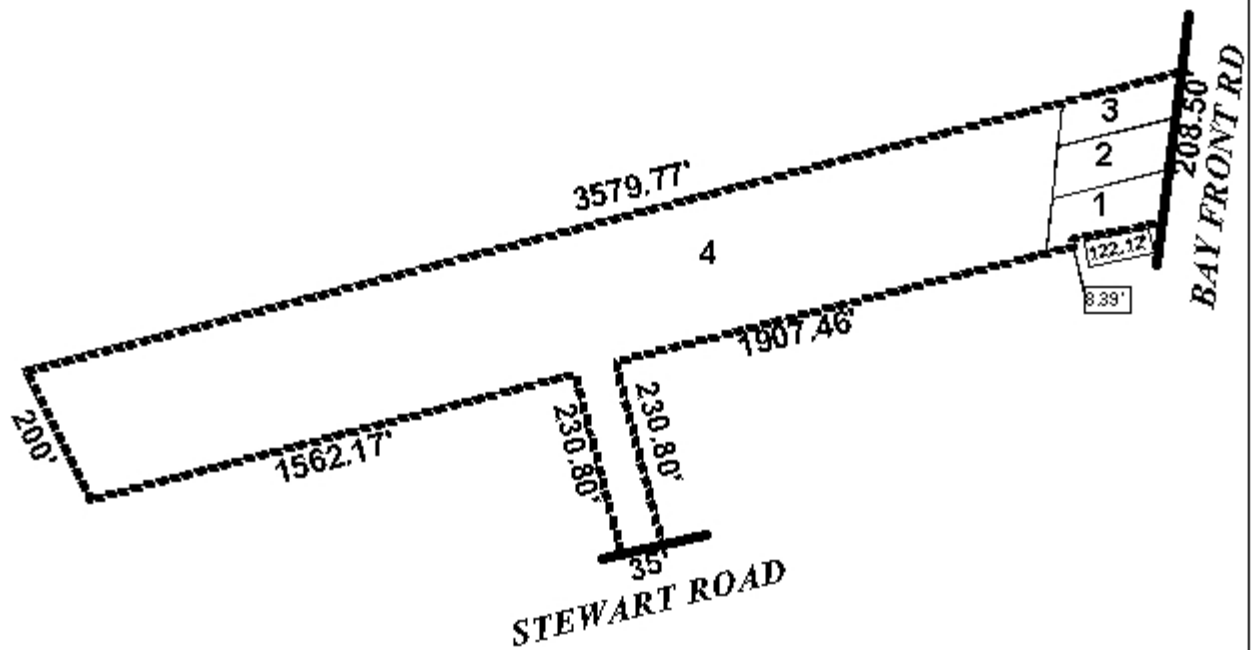
LEGEND

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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DETAIL SITE PLAN



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REQUEST Subdivision



NTS