

SQ's 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 4 lot, 84.0 \pm acres subdivision which is located on the South side of Bear Fork Road at the Southern terminus of Myers Road, extending South to Eight Mile Creek. The subdivision is served by public water and individual septic systems.

The purpose of this application is to subdivide a large metes and bounds parcel into 4 lots of records.

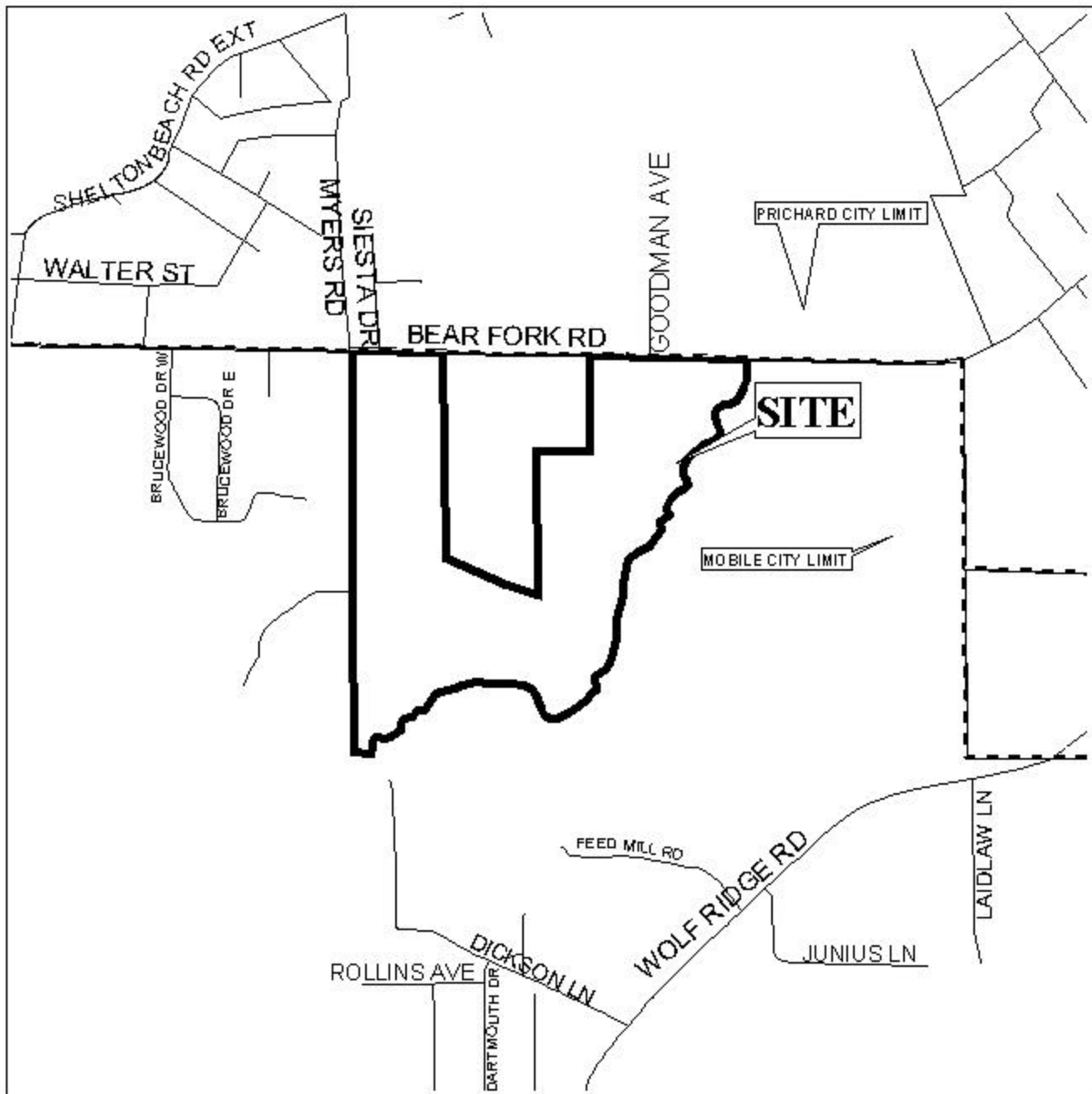
As proposed, the southern portion of the site lies in the right-of-way of Eight Mile Creek Parkway, a planned major street. Therefore, the provision of a setback for the future Eight Mile Creek Parkway (including 25-foot minimum building setback line) should be shown on the application.

As proposed, Lots 2 and 3 would exceed the width to depth ratio; therefore, a waiver of Section V.D.3. would be required. Narrow, deep lots are typical along waterways; thus a waiver of V.D.3. would be appropriate.

As illustrated on the Vicinity Map, wetlands are located on this site and as such the area may be considered environmentally sensitive; therefore, the approval of any necessary federal, state and local agencies would be required.

With a waiver of Section V.D.3., the proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the setback of Eight Mile Creek Parkway (including 25-foot minimum building setback line; and 2) the developer to obtain the necessary approvals from federal, state and local agencies prior to the issuance of any permits.

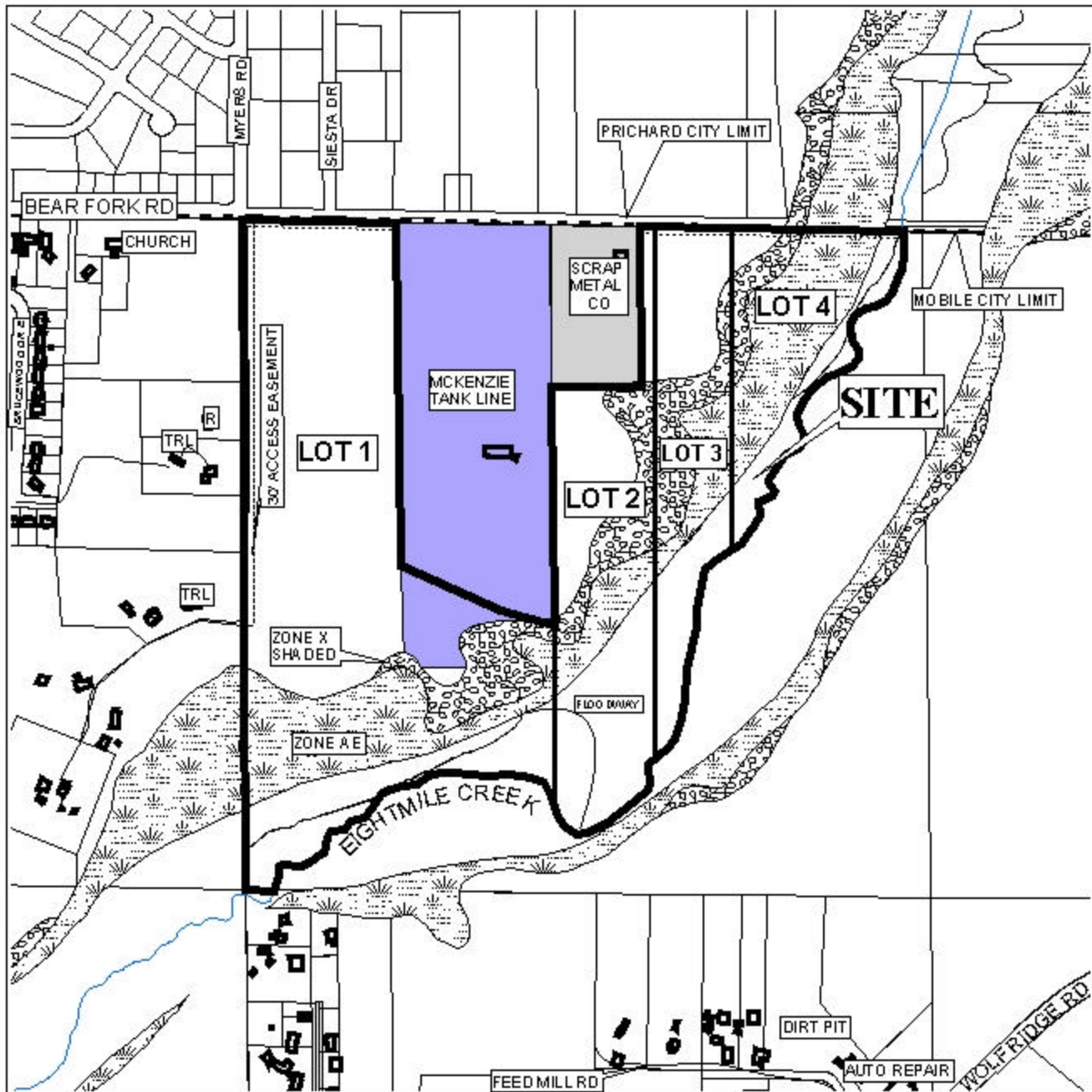
LOCATOR MAP



APPLICATION NUMBER 23 DATE February 5, 2004
APPLICANT SQ's Subdivision
REQUEST Subdivision



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APPLICATION NUMBER 23 DATE February 5, 2004

LEGEND



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