

## **CARROLL 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 ± acre subdivision which is located on the West side of Dexter Avenue, 100' ± North of Eslava Street, extending to the North side of Eslava Street, 150' ± West of Dexter Avenue and is in City Council District 3. The subdivision is served by public water and sanitary sewer.

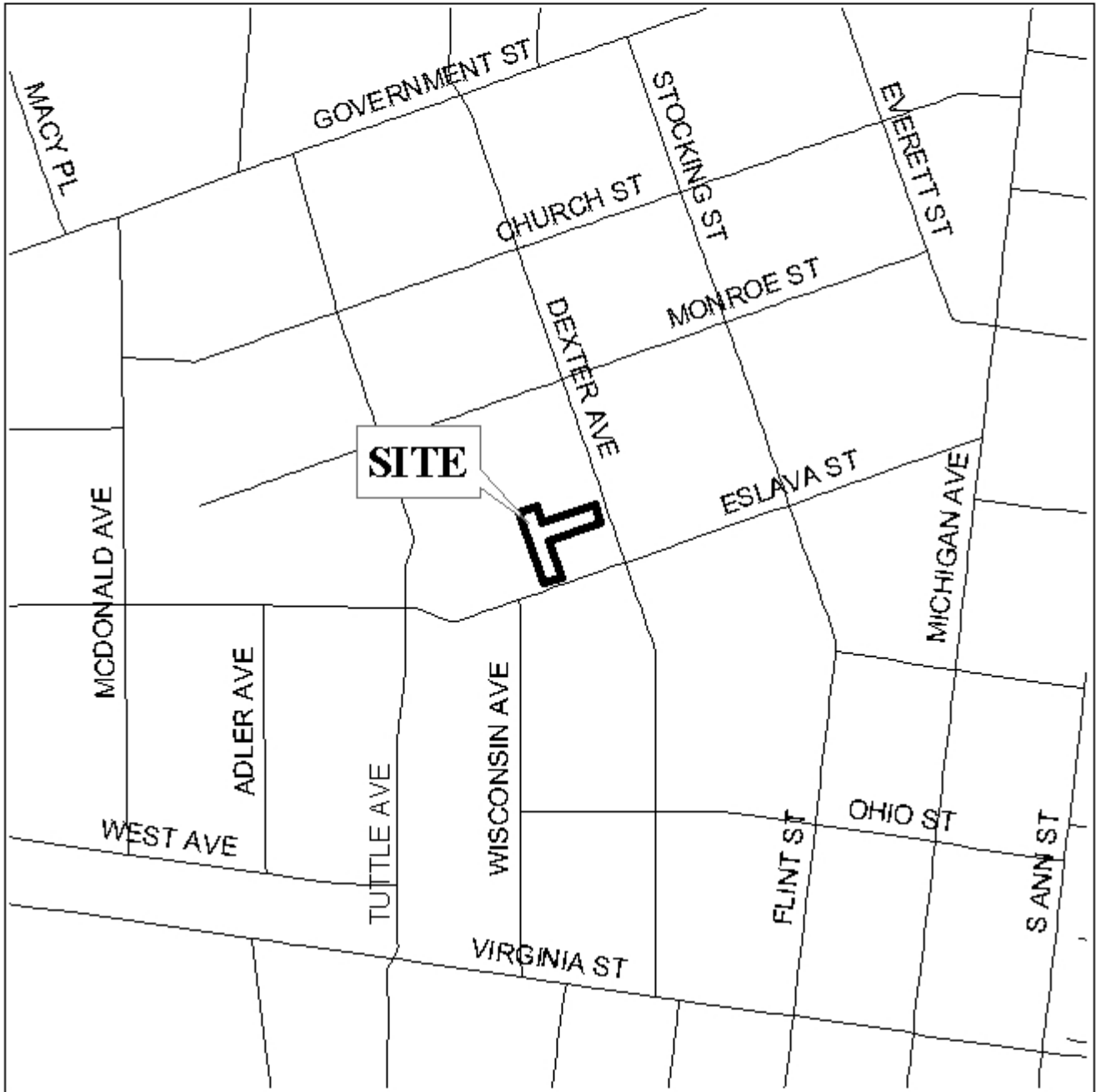
The purpose of this application is to resubdivide two existing lots.

As proposed, the lots are only 50-feet wide, thus a waiver of Section V.D.2. (minimum width of 60-feet) of the Subdivision Regulations would be required. The current and adjacent lots are 50-feet wide; therefore the proposed subdivision of land could be considered compatible.

As proposed, Lot 2 contains less than the required 7,200 square foot area as outlined in V.D.2. of the Subdivision Regulations. There is a pool located in the northern portion of the site. The owner of Lot 1 would like to incorporate that portion of the site into Lot 1. This would require a northward shift of Lot 2, which would still allow the minimum area (7,200 square feet) for both lots. Therefore, both lots are to be configured in such a way to meet the minimum square foot requirement for lot sizes.

With a waiver of Section V.D.2., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) both lots are to be configured to meet the 7,200 square foot minimum lot size requirement.

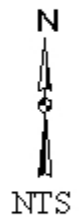
# LOCATOR MAP



APPLICATION NUMBER 9 DATE July 1, 2004

APPLICANT Carroll Subdivision

REQUEST Subdivision



# CARROLL SUBDIVISION



APPLICATION NUMBER 9 DATE July 1, 2004

LEGEND

