

Memo:

Date: February 1, 2019
To: Olivia Glantz
From: Mark B. Ferris
Re: Salem Heights Subdivision - #18-125034-LD

RESPONSE TO LETTER OF INCOMPLETENESS – JANUARY 14, 2019

Item #1 – Validation of a Unit of Land:

Applicant's Response: A supplemental Land-Validation Application addressing the city's approval criteria is attached as requested.

Item #2 – Future Development Plan:

Applicant's Response: Lot 23 is .42 acres. A future development plan is not required as the lot is under ½ acre.

Item #3 – Property Owner Signature:

Applicant's Response: Please see letter dated December 31st, 2018, from Amerititle included in this submittal.

Item #4 – Tentative Subdivision Map:

Applicant's Response: The sidewalk adjacent Lot 8 has been revised to a setback sidewalk. The Applicant is currently in negotiations with the owners of tax lots 10200 and 10300 and is requesting that the requirement for a sidewalk west of Felton Street be dismissed and that it be required to be constructed by the owners of these two tax lots.

Item #5 – Written Statement:

Applicant's Response: The sidewalk on the north side of Felton Street has been revised to a setback sidewalk. Lot 23 has been reconfigured with an average depth of 108-feet and a width of 69-feet. No adjustment is necessary as the-width-to depth ratio is within the allowable 300% (see revised Site Plan attached). Lot 7 has an average depth of 215-feet measured from the center-line of the lot. Since it is a dog-leg lot, we took an average width of each leg which comes out to 79.5-feet. Using this computation, the lot depth is 270% of the average width. No adjustments are necessary.

Item #6 – Tree Conservation Plan

Applicant's Response: The Tree Conservation Plan and table has been updated. Please see attached Tree Conservation Plan.

Item #7 – Digital Copies:

Applicant's Response: A digital copy of the storm water (report) and geotechnical report are included in this submittal (see attached).

Item #8 – Street Improvements:

Applicant's Response: The plans have been adjusted and all sidewalks proposed as setback sidewalks.

Item #9 – Existing Driveway:

Applicant's Response: The Applicant has been in discussions with the owner of tax lot 10300 to establish an easement across the westerly portion of lot 7. This has been noted and shown on the attached exhibit for your information (see future easement exhibit).

Olivia, hopefully this gives you the information you need to deem our application complete. We are providing a check in the amount of \$3,970.00 for the Lot Validation application fee. Would you please let me know where we stand on any under or over-payments and call me with any questions or comments?