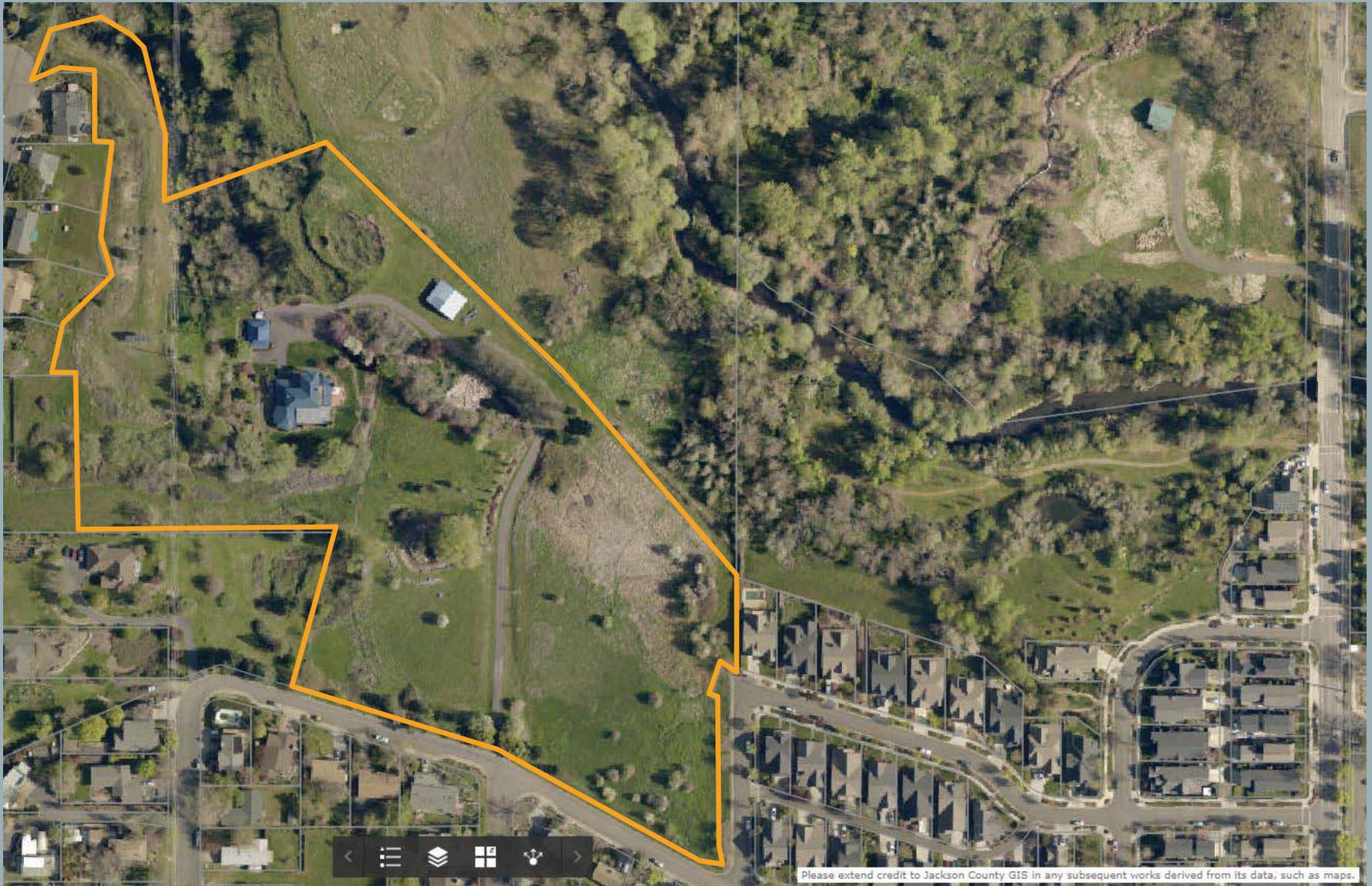
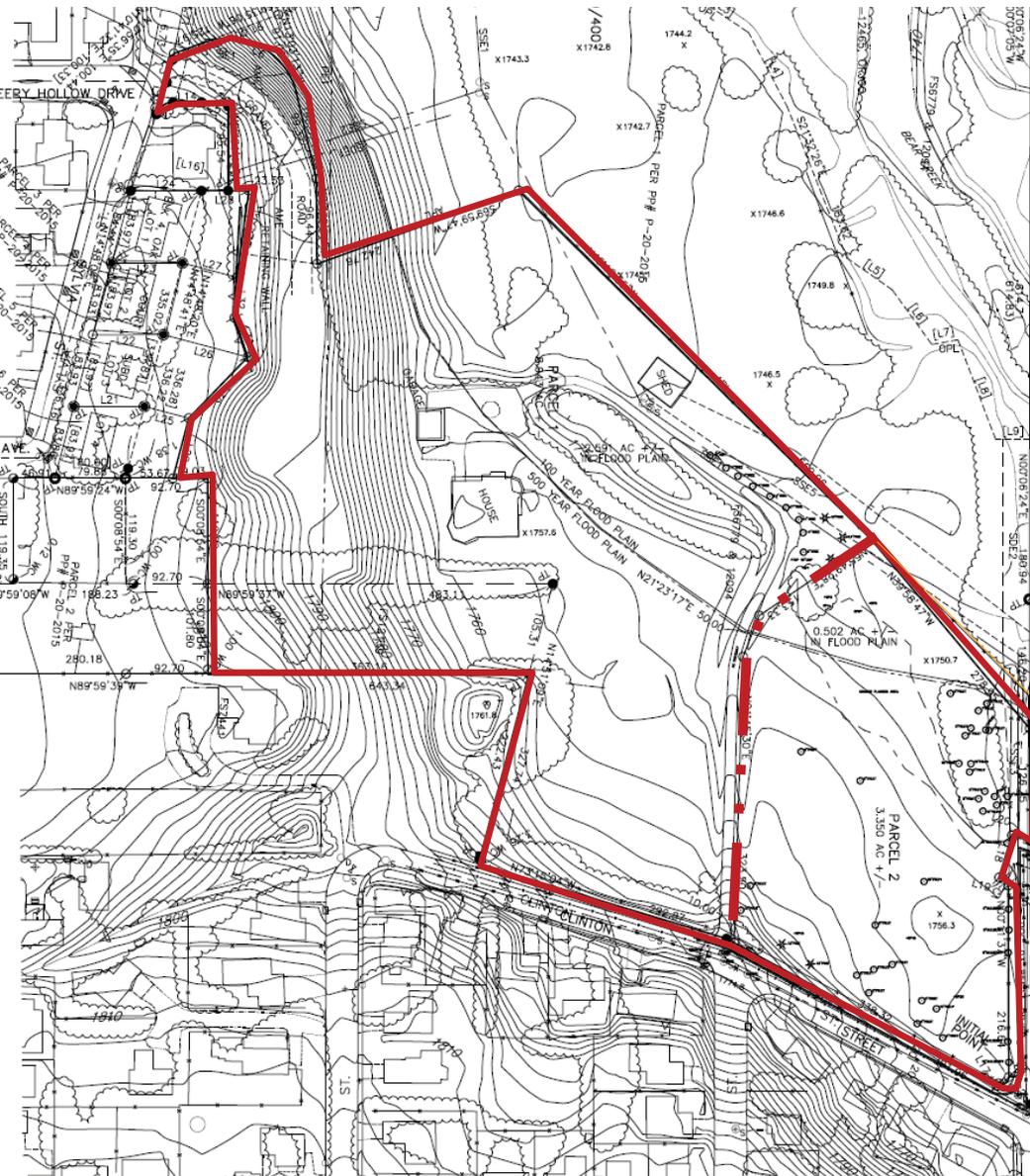


APPEAL OF ADMINISTRATIVELY APPROVED
MINOR LAND PARTITION

345 Clinton Street
39 1E 04DB: Tax Lots: 401

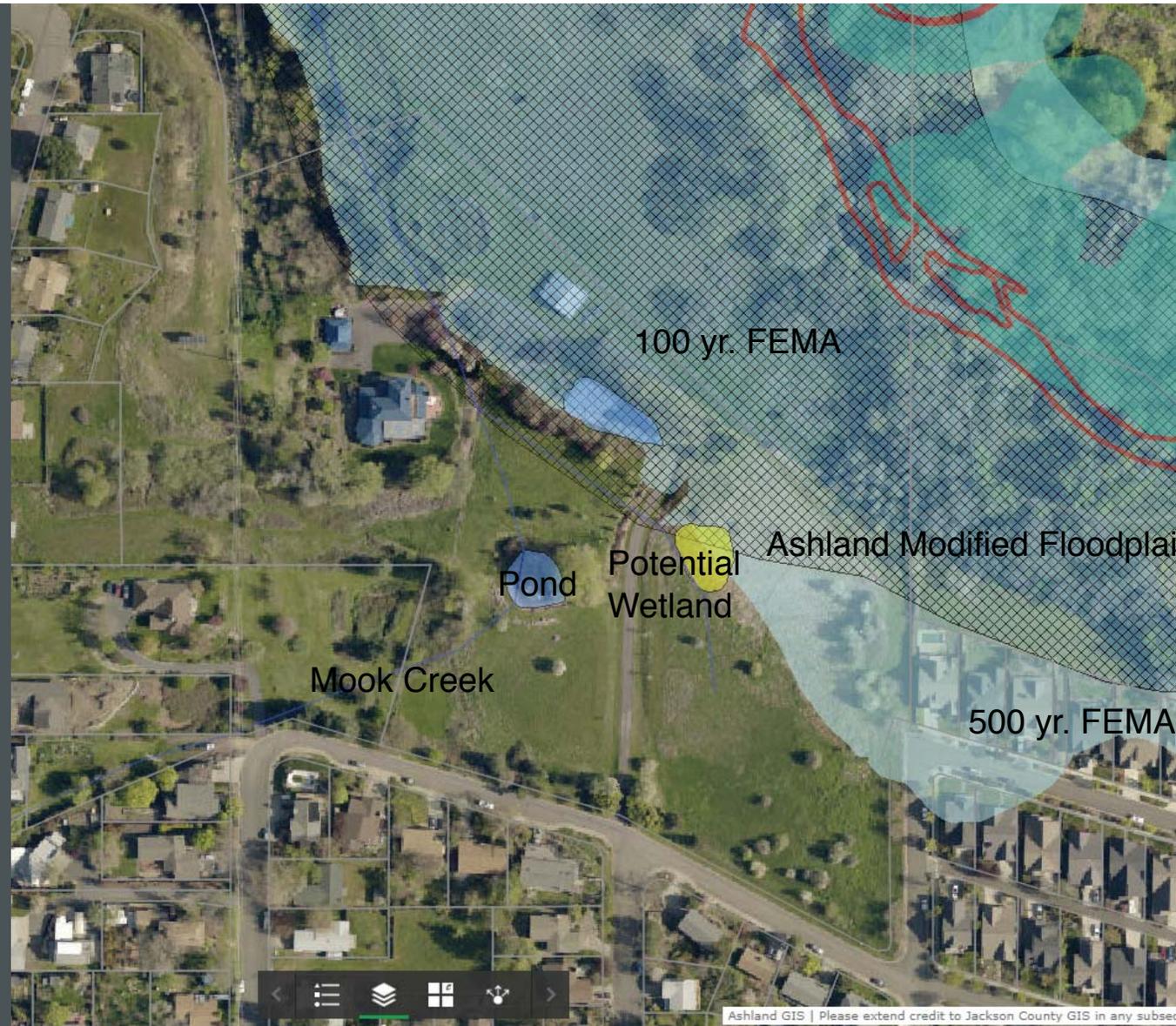




PROPOSED PARTITION PLAT

NATURAL FEATURES

Areas of the property include
potential wetland area and buffer
FEMA Floodplain
Ashland Modified Floodplain



CONCLUSION

- The proposed partition is to create a discrete parcel of record.
- Both parcels area and dimensions exceed the minimum lot size in the R-1-5-P zone.
- Adequate vehicular access presently exists to the property and future development will extend the public streets through the future development area of Parcel #2.
- The parcels do have natural features such as floodplains and potential wetlands, as addressed in the findings. The future development will be required to consider the physical constraints as part of the future subdivision.
- The City of Ashland has adopted numerous documents addressing the need to additional housing. This partition creates a developable parcel that allows for the future development of needed housing within the city limits.