

ELIZABETH GARDENS SUBDIVISION, BLOCK B,
RESUBDIVISION OF LOTS 3, 4, & 17

Engineering Comments: Development of property must comply with all stormwater management and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway number, 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 1-lot, 0.5± acre subdivision which is located on the South side of Bunche Road, 145' ± West of Stanton Road, extending to the North side of Yerby Drive, 150'± West of Stanton Road and is located in City Council District 1. The site is served by city water and sanitary facilities.

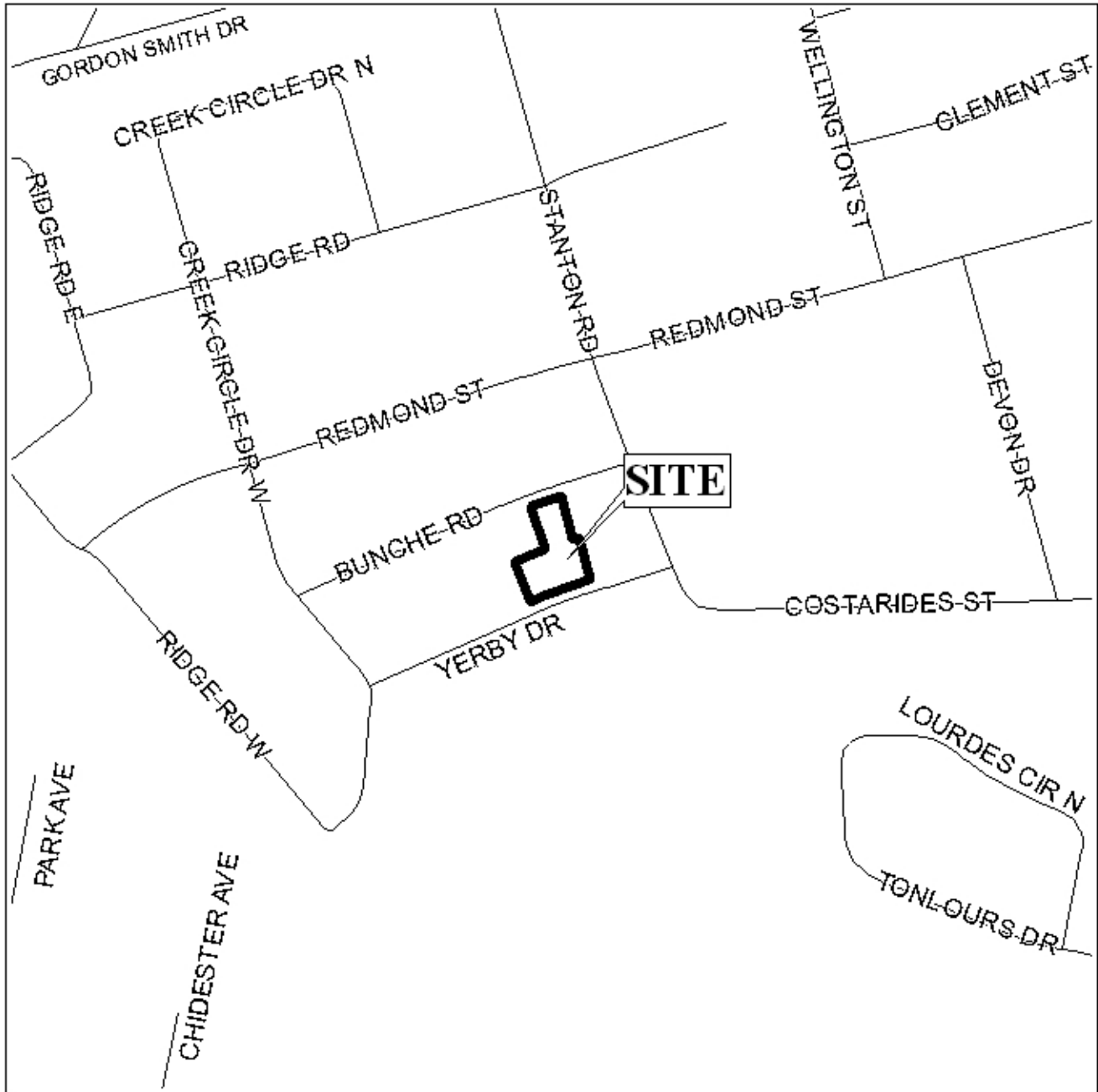
The purpose of this application is to create one legal lot of record from three legal lots of record.

The site is located between Bunche Road and Yerby Drive, both minor streets with existing right-of-way in compliance with the Subdivision Regulations. However, since the proposed site fronts two streets, a waiver of Section V.D.8 Double Frontage Lots would be required. Moreover, the site should be limited to the existing curb-cut onto Bunche Road and all existing curb cuts from Yerby Drive should be removed and street curbing installed.

The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat along Bunche Road and Yerby Drive, if approved.

With a waiver of Section V.D.8., the plat is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the Final Plat stating that the site is limited to the existing curb-cut along Bunche Road; 2) all the existing curb cuts from Yerby Drive are to be removed and street curbing installed prior to the signing of the Final Plat; and 3) the placement of the minimum setback lines on the Final Plat along Bunche Road and Yerby Drive.

LOCATOR MAP



APPLICATION NUMBER 1 DATE December 7, 2006

APPLICANT Elizabeth Gardens Subdivision, Block B, Resubdivision of Lots 3, 4, & 17

REQUEST Subdivision



NTS

ELIZABETH GARDENS SUBDIVISION, BLOCK B, RESUBDIVISION OF LOTS 3, 4, & 17



APPLICATION NUMBER 1 DATE December 7, 2006

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



NTS