

## **CHAMBLISS PROPERTIES EAST 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 number, sizes, 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 12.1± acre, 2-lot subdivision which is located on the South side of Grelot Road, 750'+ West of the South terminus of Chimney Top Drive West, and is in Council District 6. The site is served by public water and sanitary sewer.

The purpose of the application is to create two lots of record from a metes and bounds parcel.

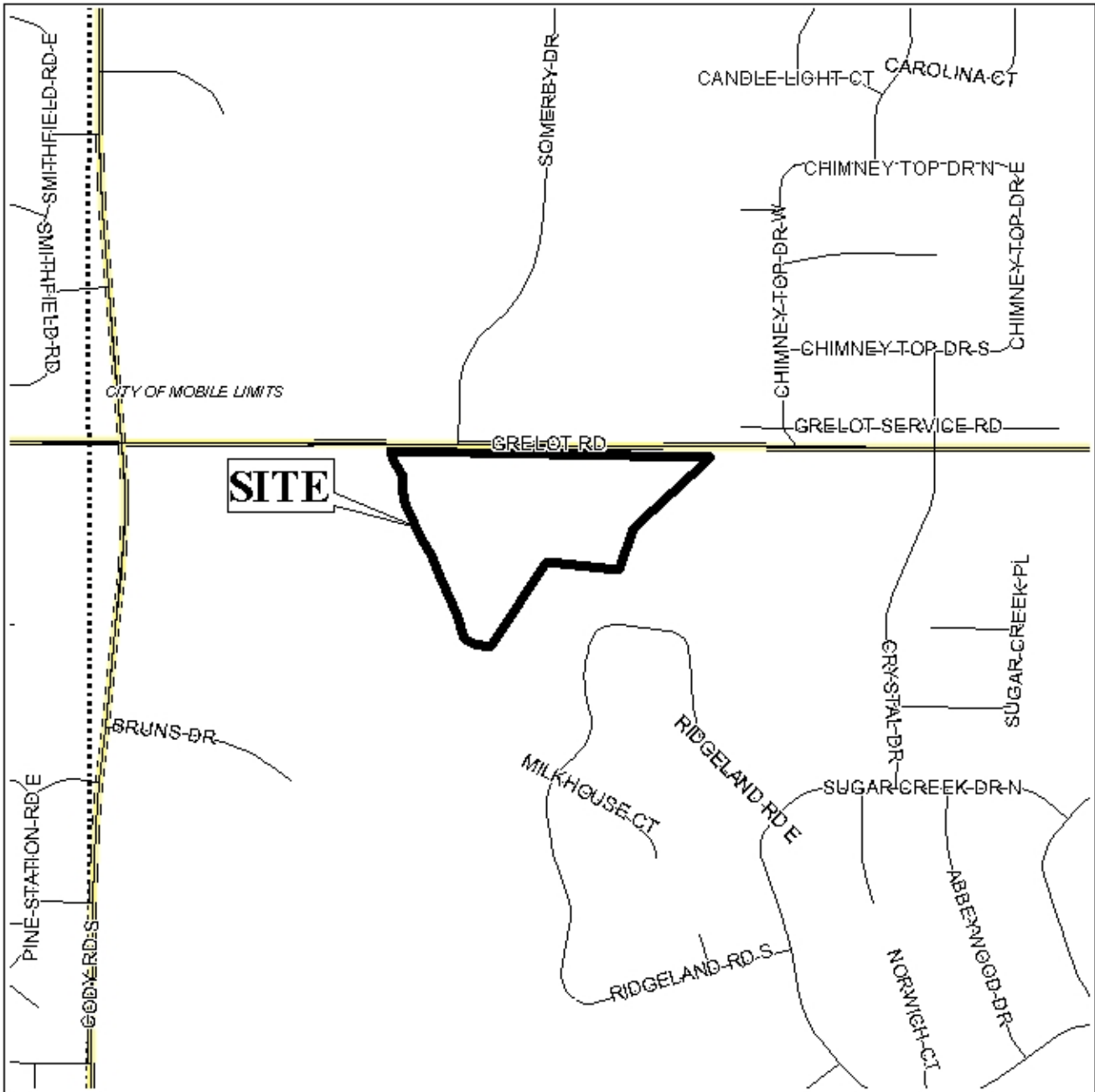
The site fronts Grelot Road, a major street as illustrated on the Major Street Plan, which has the required 100-foot right-of-way.

As the site has extensive frontage, on a major street, Lot 1 should be limited to one curb-cut onto Grelot Road, and Lot 2 should be limited to two curb-cuts onto Grelot Road. The size, design and location of all curb-cuts must be approved by the Traffic Engineering Department.

As indicated on the Vicinity Map, Milkhouse Creek and significant wetlands are located on the site and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) placement of a note on the Final Plat stating that Lot 1 is limited to one curb-cut onto Grelot Road, and Lot 2 is limited to two curb-cuts onto Grelot Road, with the size, design and location of all curb-cuts to be approved by the Traffic Engineering Department; and 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits.

# LOCATOR MAP



APPLICATION NUMBER 6 DATE July 20, 2006

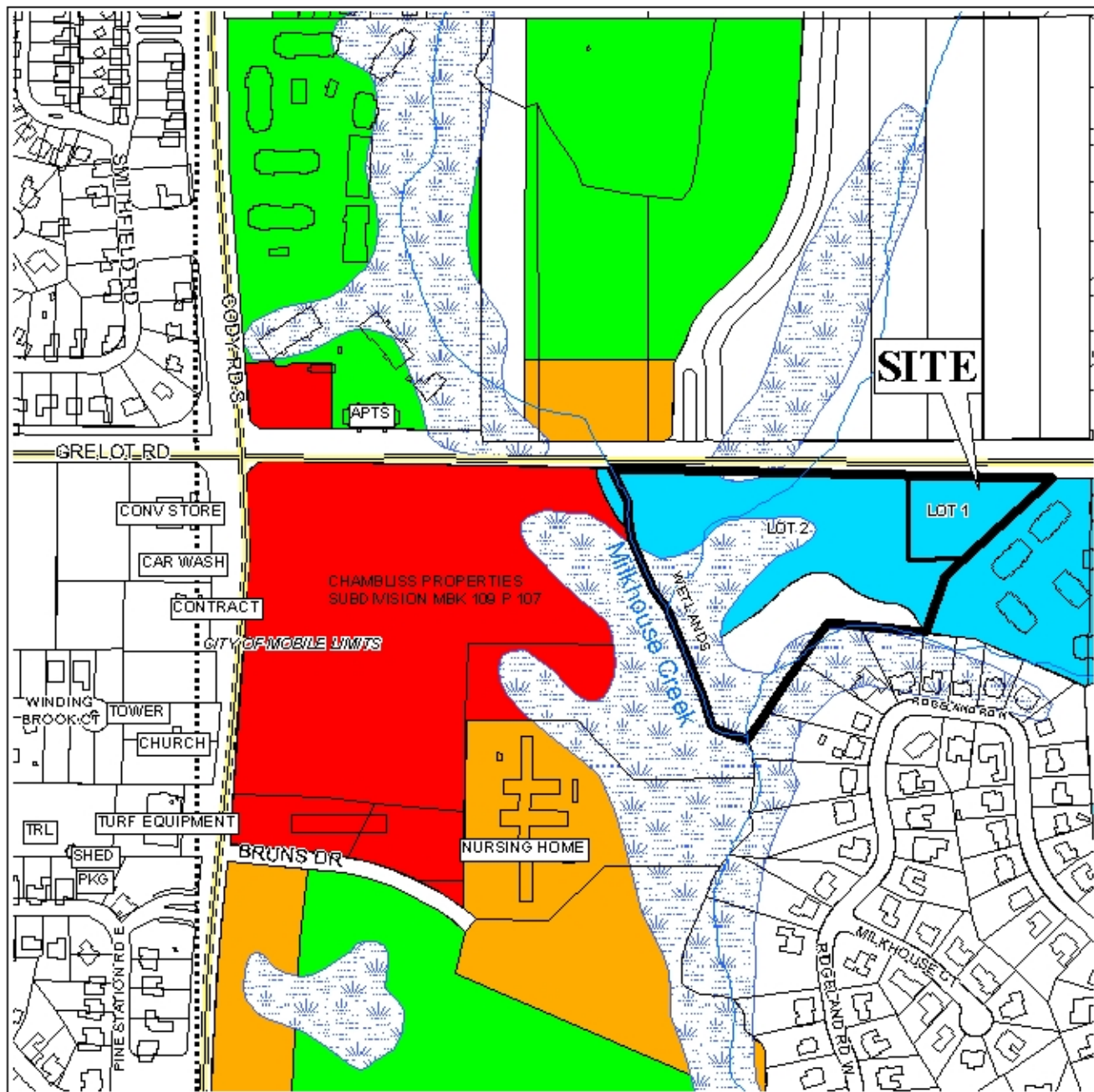
APPLICANT Chambliss Properties East Subdivision

REQUEST Subdivision



NTS

# CHAMBLISS PROPERTIES EAST SUBDIVISION



APPLICATION NUMBER 6 DATE July 20, 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
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