

EAST EUROPEAN HARVEST 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 0.7± acre, two-lot subdivision, which is located on the South side of Halls Mill Road, 150± West of Cherokee street, extending to the West side of Cherokee Street, 200'± South of Halls Mill Road, and is in City Council District 3. The site is served by public water and sanitary sewer.

The purpose of the application is to create a two-lot subdivision from three existing lots of record, in order to rectify problems with the existing configuration. Proposed Lot 1 consists of 2 lots and half of an existing lot. It is presently developed with a non-conforming use, being a church in an R-1, Single Family Residential, district that has not received Planning Approval nor Planned Unit Development approval for the additional building on the site. However, these approvals are not required since the facility has been in this configuration for a number of years and will not be expanded with this application.

The site fronts Halls Mill Road, which has a 50-foot right-of-way; as this is a collector street requiring a 70-foot right-of-way, dedication sufficient to provide 35 feet from the centerline will be required. The site also fronts Cherokee Street, which has an adequate 50-foot right-of-way.

The 25-foot setback lines are not shown but would be required on the final plat. As a means of access management, a note should be required on the final plat stating that each lot is limited to a single curb cut.

The site meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) dedication of sufficient right-of-way to provide 35 feet from the centerline of Halls Mill Road; 2) the depiction of the 25-foot setback lines on the final plat; and 3) the placement of a note on the final plat stating that each lot is limited to a single curb cut.

LOCATOR MAP



APPLICATION NUMBER 13 DATE April 6, 2006

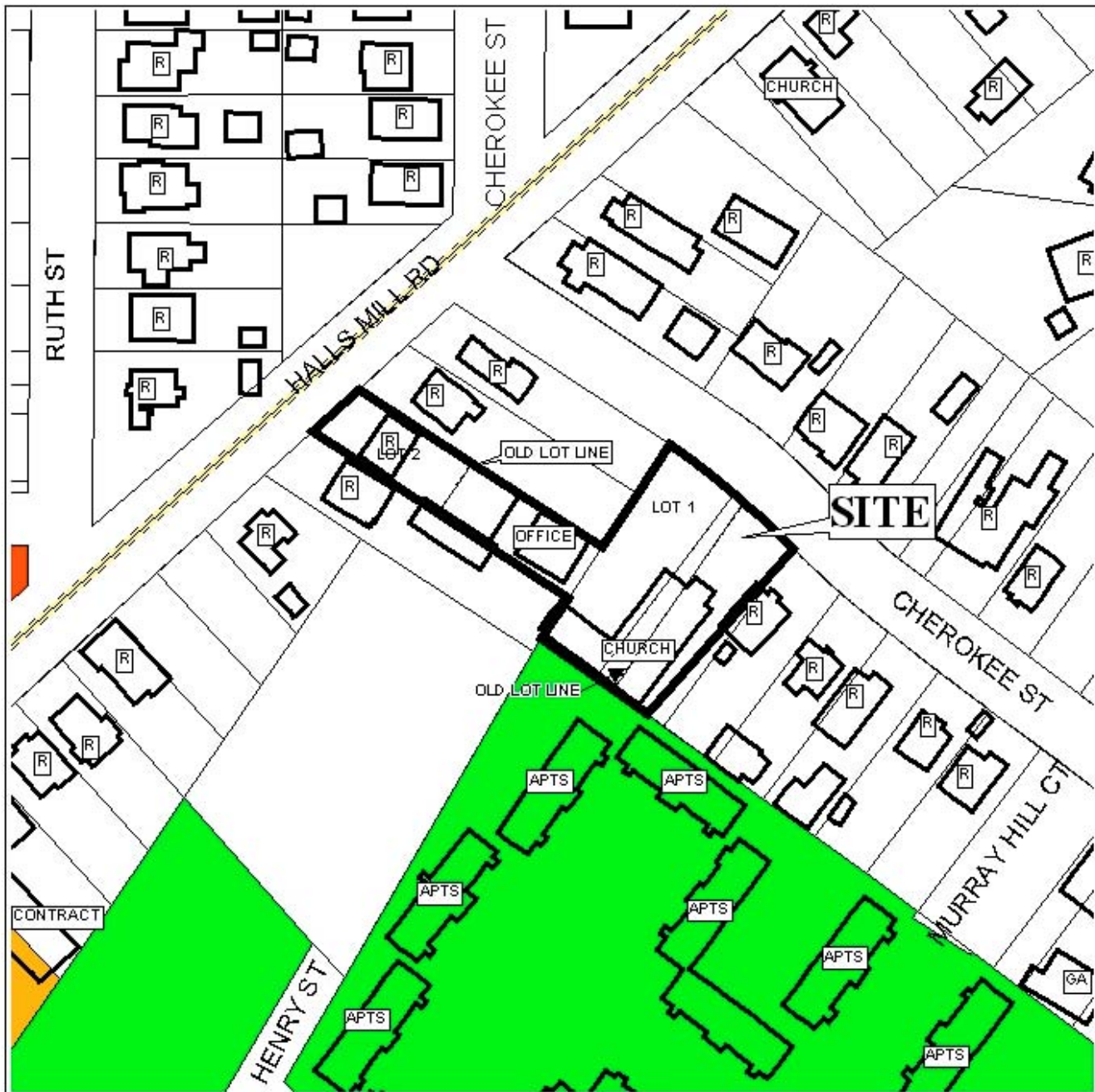
APPLICANT East European Harvest Subdivision

REQUEST Subdivision



NTS

EAST EUROPEAN HARVEST SUBDIVISION



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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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