

CHARLESTON PLACE 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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 1 lot, 0.6 ± acre subdivision which is located on the East side of I-65 Service Road North, 200' ± North of Old Shell Road. The subdivision is served by public water and sanitary sewer.

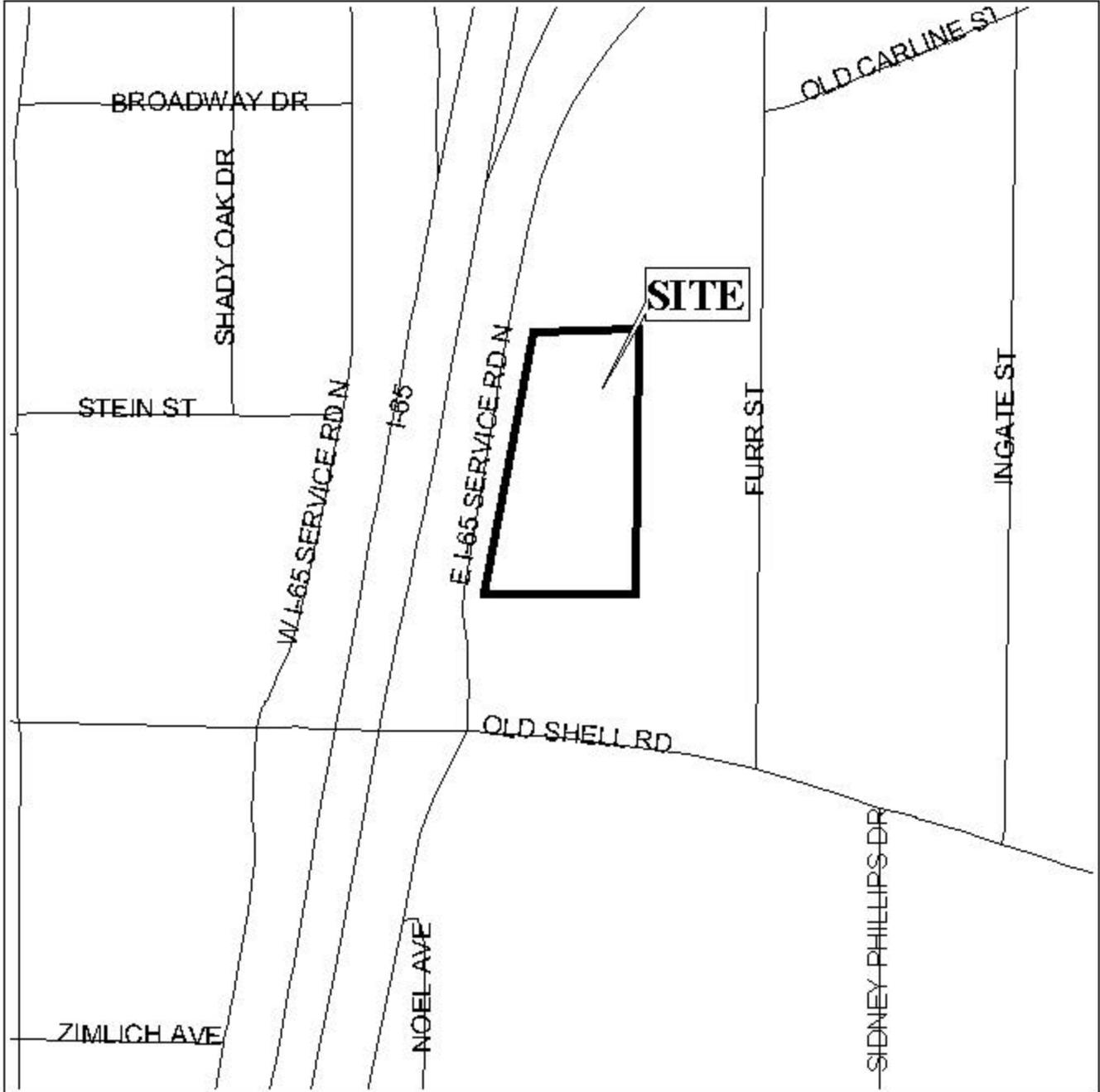
The purpose of this application is to create a legal lot of record from a metes and bounds parcel.

The site fronts I-65 East Service Road North, a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. However, as a means of access management, the placement of a note on the final plat stating that Lot 2 should be limited to one curb cut to the Service Road, with the location, size, and design to be approved by Traffic Engineering, should be required.

Additionally, the placement of a note on the final plat stating that Lot 1 is allowed to maintain the existing curb cut, but redevelopment of the site will require curb cuts to be approved by Traffic Engineering

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 2 is limited to one curb cut to the Service Road, with the location, size, and design to be approved by Traffic Engineering; 2) the placement of a note on the final plat stating that Lot 1 is allowed to maintain the existing curb cut, but redevelopment of the site will require curb cuts to be approved by Traffic Engineering; and 3) the placement of the 25 foot minimum setback lines the final plat.

LOCATOR MAP



APPLICATION NUMBER 17 DATE September 4, 2003

APPLICANT Charleston Place Subdivision

REQUEST Subdivision



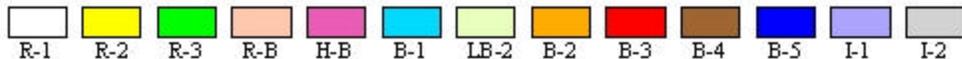
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APPLICATION NUMBER 17 DATE September 4, 2003

LEGEND



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