

## **MATTIE'S 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.

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, 0.4 ± acre subdivision which is located at the Northeast corner of Telegraph Road and Chin Street (unopened right-of-way) and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

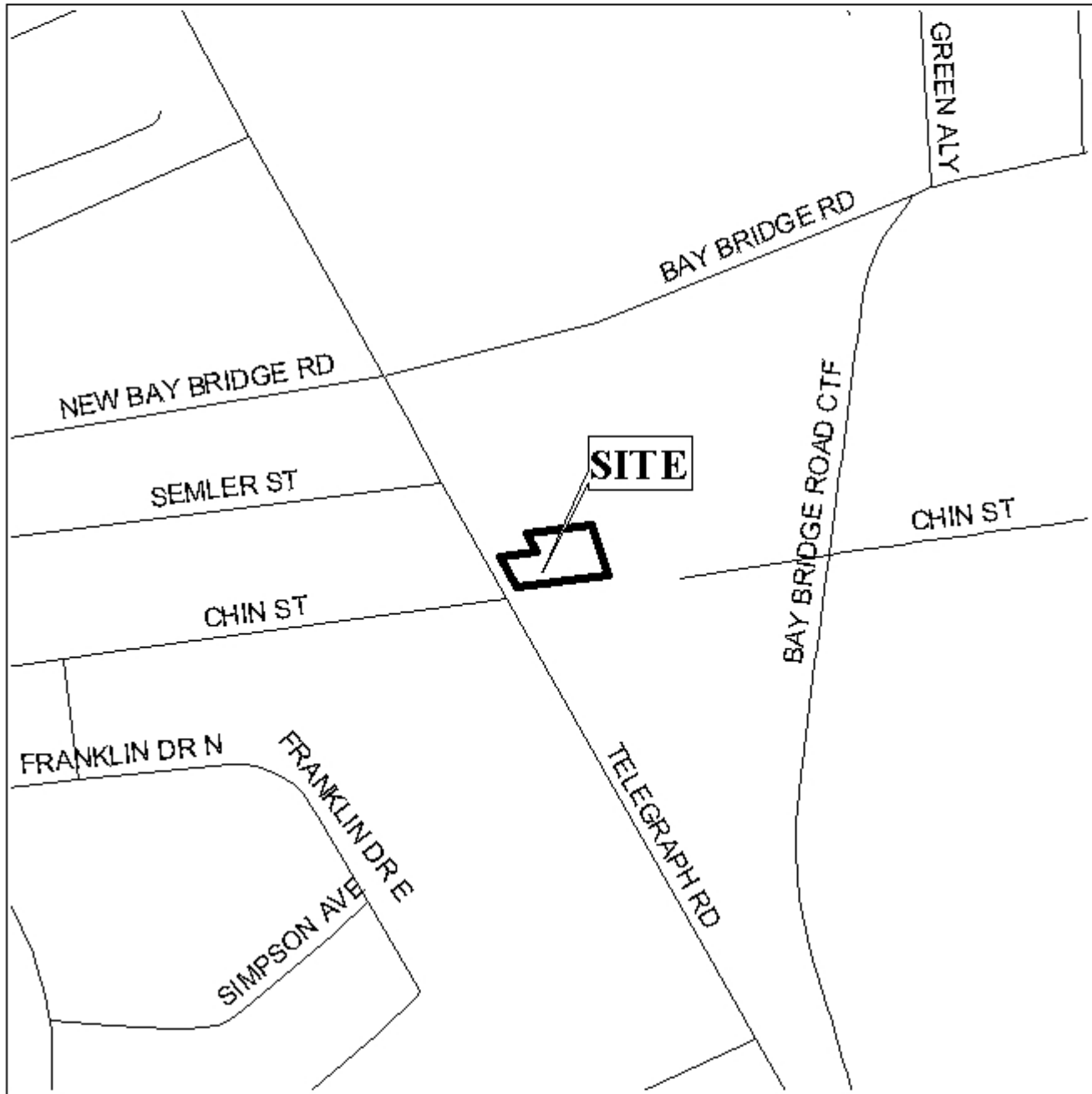
The purpose of this application is to combine six lots into one lot of record.

The site fronts Telegraph Road, 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 the site is limited to one curb cut to Telegraph Road, with the location, size, and design to be approved by Traffic Engineering, should be required. Additionally, a note on the final plat stating that direct access to Chin Street is denied, should be required.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

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 the site is limited to one curb cut to Telegraph Road, with the location, size, and design to be approved by Traffic Engineering and that direct access to Chin Street is denied; and 2) the placement of the 25-foot minimum setback lines on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 18 DATE April 1, 2004

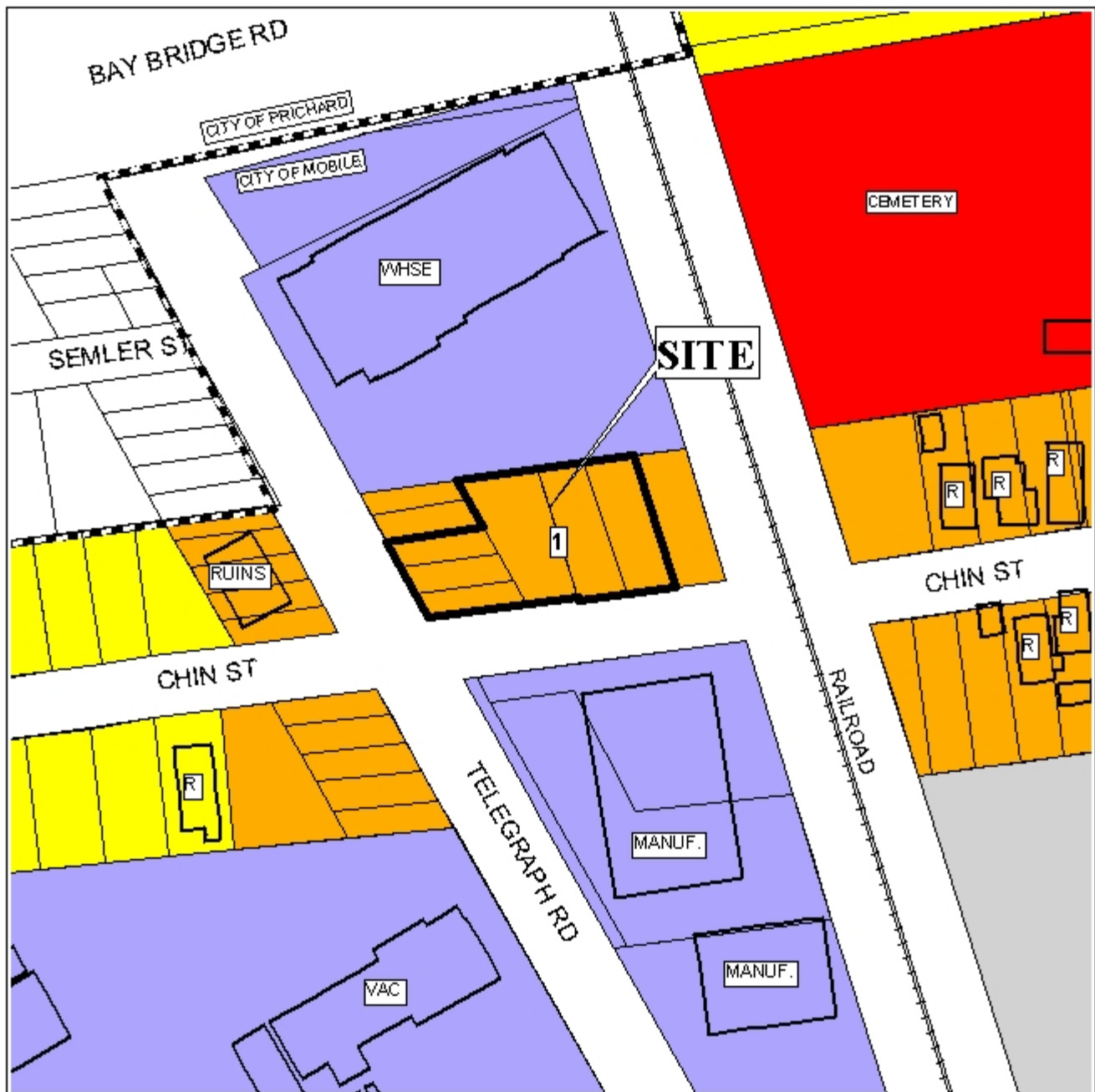
APPLICANT Mattie's Place Subdivision

REQUEST Subdivision



NTS

# MATTIE'S PLACE SUBDIVISION



APPLICATION NUMBER 18 DATE April 1, 2004

LEGEND

