

## **STORAGEMAX SUBDIVISION, RESUBDIVISION OF LOTS 4 & 5**

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. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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 0.3± acre, one-lot subdivision which is located on the North side of Church Street, 130'± East of George Street, and is in Council District 2. The site is served by public water and sanitary sewer.

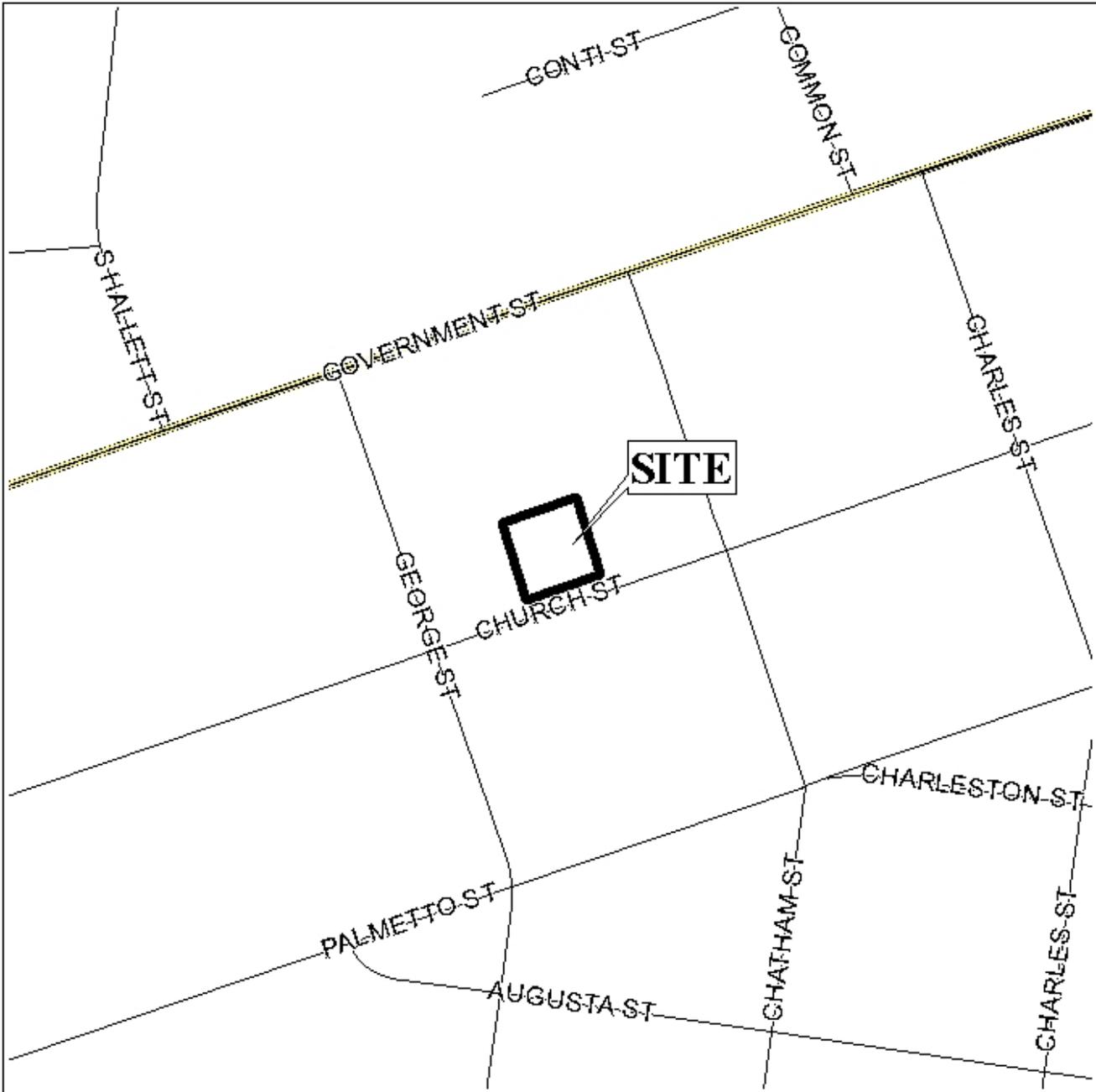
The purpose of the application is to create a single lot from two lots of record.

The site fronts Church Street, which has a 50-foot right-of-way. As a means of access management, the site should be limited to the existing curb cut.

The site is located in the Oakleigh Garden Historic District, and neighboring structures on this side of the street appear to have approximately 15-foot setbacks. Therefore, the 25-foot setbacks shown on the plat should be revised to reflect the Historic District Overlay setbacks, based on surveys of properties on the same side of the street within 150 feet of the site.

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 a single curb cut; and 2) the placement of the Historic District Overlay setbacks on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 3 DATE July 6, 2006

APPLICANT Storagemax Subdivision, Resubdivision of Lots 4 & 5

REQUEST Subdivision

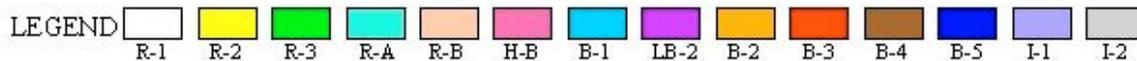


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