

CHEN SUBDIVISION

Engineering Comments: Must comply with all storm water 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).

Preservation status is to be given to the 70" Live Oak Tree located in the center of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: No comments.

The plat illustrates the proposed 0.6± acre, 1-lot subdivision which is located on the Northeast corner of Mobile Street and Springhill Avenue, and is in Council District 1. The applicant states that the subdivision is served by both public water and sewer.

The purpose of this application is to combine two metes and bounds parcels into one legal lot of record.

The site fronts Springhill Avenue and Mobile Street, both major streets as illustrated on the Major Street Component of the Comprehensive Plan, , requiring 100-feet of right-of-way. Springhill Avenue, has right-of-way of at least 100 feet; and Mobile Street, which illustrates a variable right-of-way on the preliminary plat; should have a right-of-way of at least 100 feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Mobile Street should be required.

Access management is a concern due to the site's location at the corner of a major intersection. The lot should be limited to the existing curb cuts to Springhill Avenue and Mobile Street; however, if the site is redeveloped the size, design and location of any new curb cuts must be approved by Traffic Engineering, and in conformance with AASHTO standards.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Mobile Street; and 2) placement of a note on the final plat stating that the development is allowed the existing curb cuts to Mobile Street and Springhill Avenue; however, if the site is redeveloped the size, location and design of any curb cuts to be approved by Traffic Engineering (and ALDOT if Springhill Avenue), and in conformance with AASHTO standards.

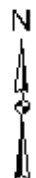
LOCATOR MAP



APPLICATION NUMBER 1 DATE March 1, 2007

APPLICANT Chen Subdivision

REQUEST Subdivision



NTS

CHEN SUBDIVISION



APPLICATION NUMBER 1 DATE March 1, 2007

LEGEND R-1 R-2 R-3 R-4 R-B H-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2



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