

JEANS WAY SUBDIVISION, **RESUBDIVISION OF LOTS 1 & 2**

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 101± acre, two lot subdivision, which is located at 7007 and 7011 Old Shell Road (South side of Old Shell Road, 65'± East of Wilroh Drive East), and is in city council district 7. The subdivision is served by city water and sanitary facilities.

The purpose of this resubdivision is to simply relocate interior lot lines between the two lots. While Lot 2 will be a flag lot, it currently exists as a flag lot; Lot 1 will simply be made larger.

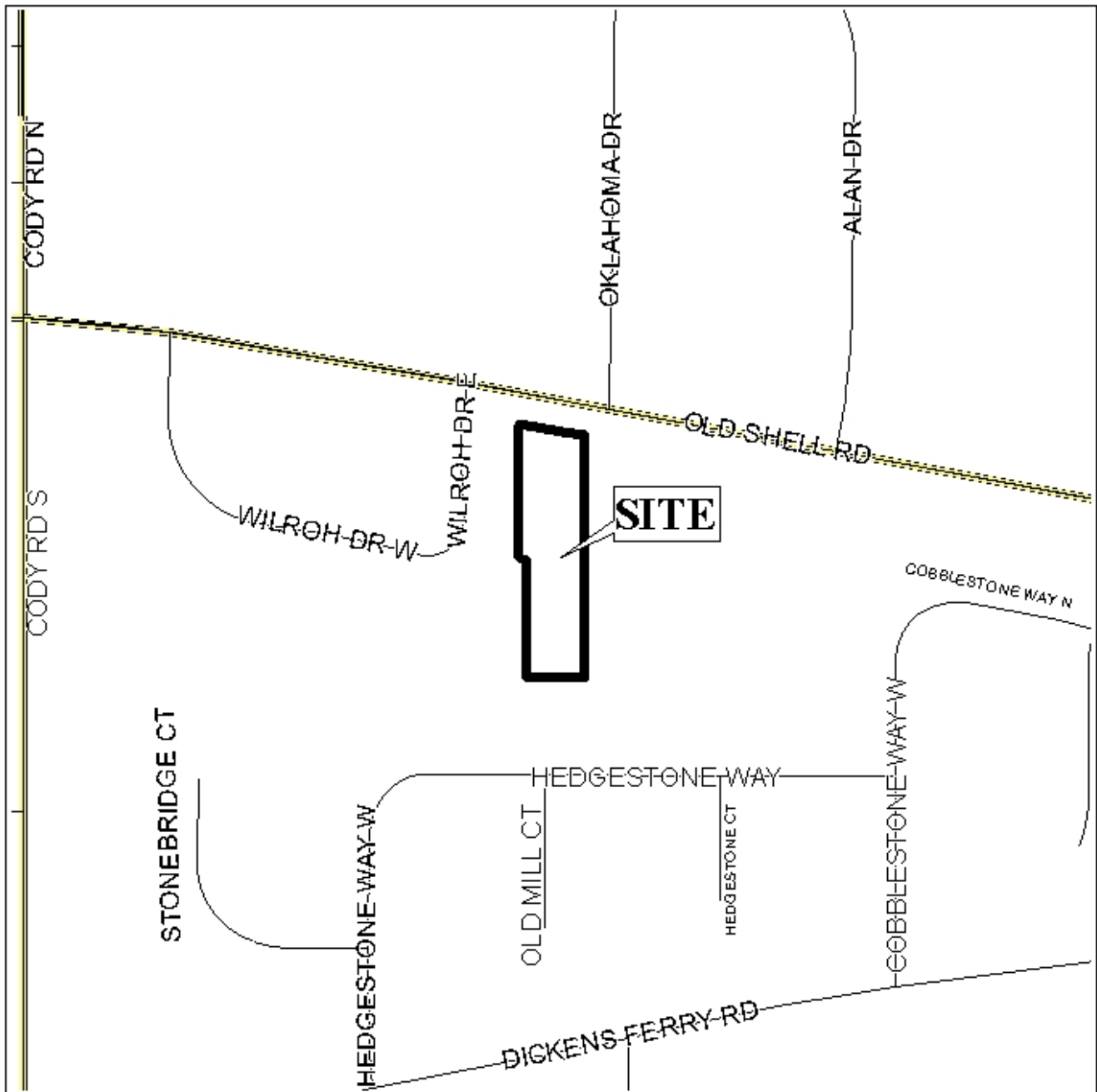
However, the building setback line for Lot 2 is inaccurately depicted on the preliminary plat. It is shown as being 25' from the Old Shell Road property line (as was erroneously approved on the previous plat). The subdivision Regulations require that the lot be at least 60' wide at the building setback line, thus the setback line must be moved such that it is 25' from the point where the "flag-pole" ends.

The previous plat dedicated right-of-way for future widening of Old Shell Road, a planned major street, in compliance with the Major Street Plan. The previous plat also was limited to one curb cut for each lot, with size, location and design to be approved by Traffic Engineering and ALDOT. The proposed plat reflects the previous dedication and includes the limitation on curb cuts.

Based on the preceding, it is recommended that Section V.D.3 be waived and the plat be granted Tentative Approval subject to the following conditions:

1. Each lot be limited to one curb cut each to Old Shell Road, size, location and design to be approved by Traffic Engineering and ALDOT (as noted on the preliminary plat submitted); and
2. Revision of the setback line for Lot 2 to be 25' from the terminus of the "flag-pole", as is standard for flag shaped lots.

LOCATOR MAP



APPLICATION NUMBER 5 DATE April 5, 2007
APPLICANT Jean's Way Subdivision, Resubdivision of Lots 1 & 2
REQUEST Subdivision



NTS

JEAN'S WAY SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 5 DATE April 5, 2007

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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