

## **HAIMAN BELTLINE SUBDIVISION, RESUBDIVISION OF LOT 2, RESUBDIVISION OF LOT 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 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 4.4403-acre, 3 lot subdivision which is located at the southeast corner of Springhill Memorial Drive South and Springhill Memorial Place, and is in Council District 5. The parcel is served by public water and sanitary sewer.

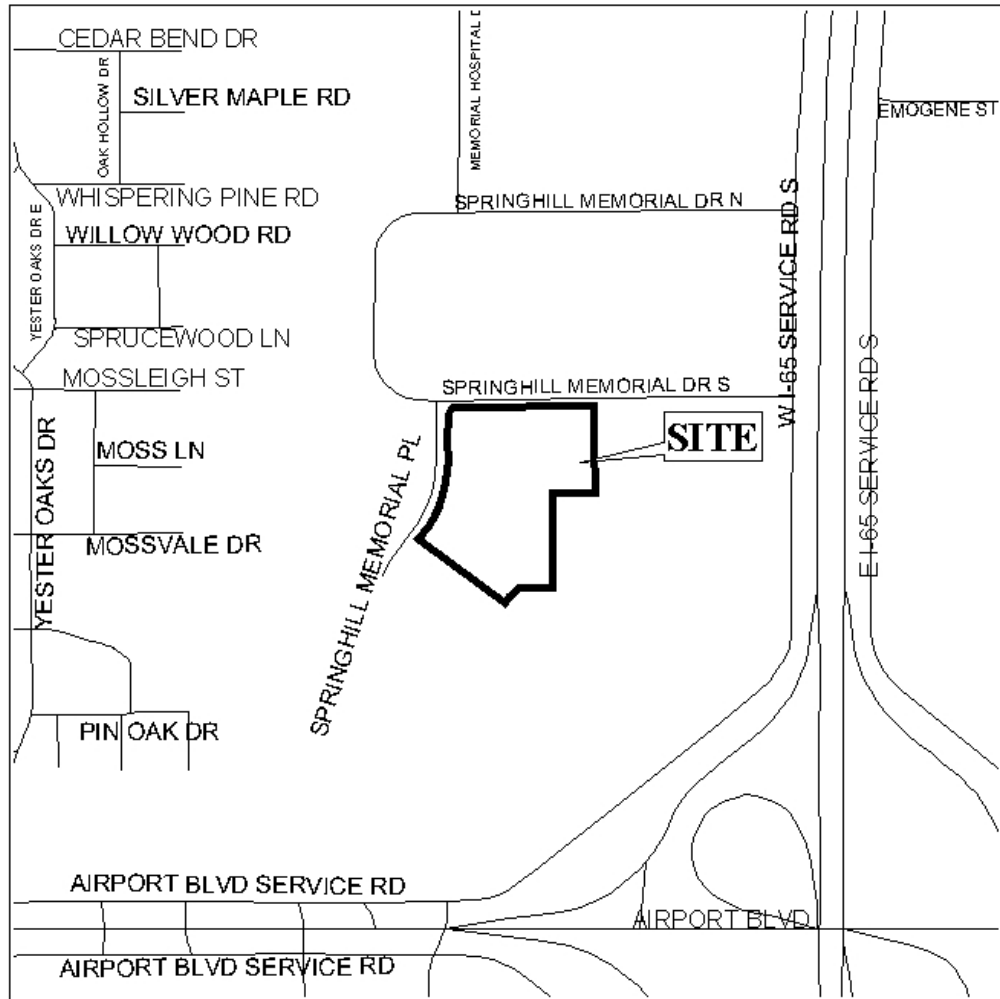
The purpose of this application is to subdivide existing Lot 2 into 3 lots.

The site currently fronts Springhill Memorial Drive, although proposed Lots 1 and 2 will front Springhill Memorial Place, and proposed Lot 3 will be at the corner of these two roads. Both roads show existing rights-of-way of 50 feet, which are adequate.

Proposed Lot 3 is a corner lot, and the required 25' setbacks from Springhill Memorial Drive and Springhill Memorial Place are shown. Also, the 30' radius shown on the corner lot satisfies the requirement for at least a 25' radius at the corner.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval.

## LOCATOR MAP



APPLICATION NUMBER 14 DATE January 6, 2005

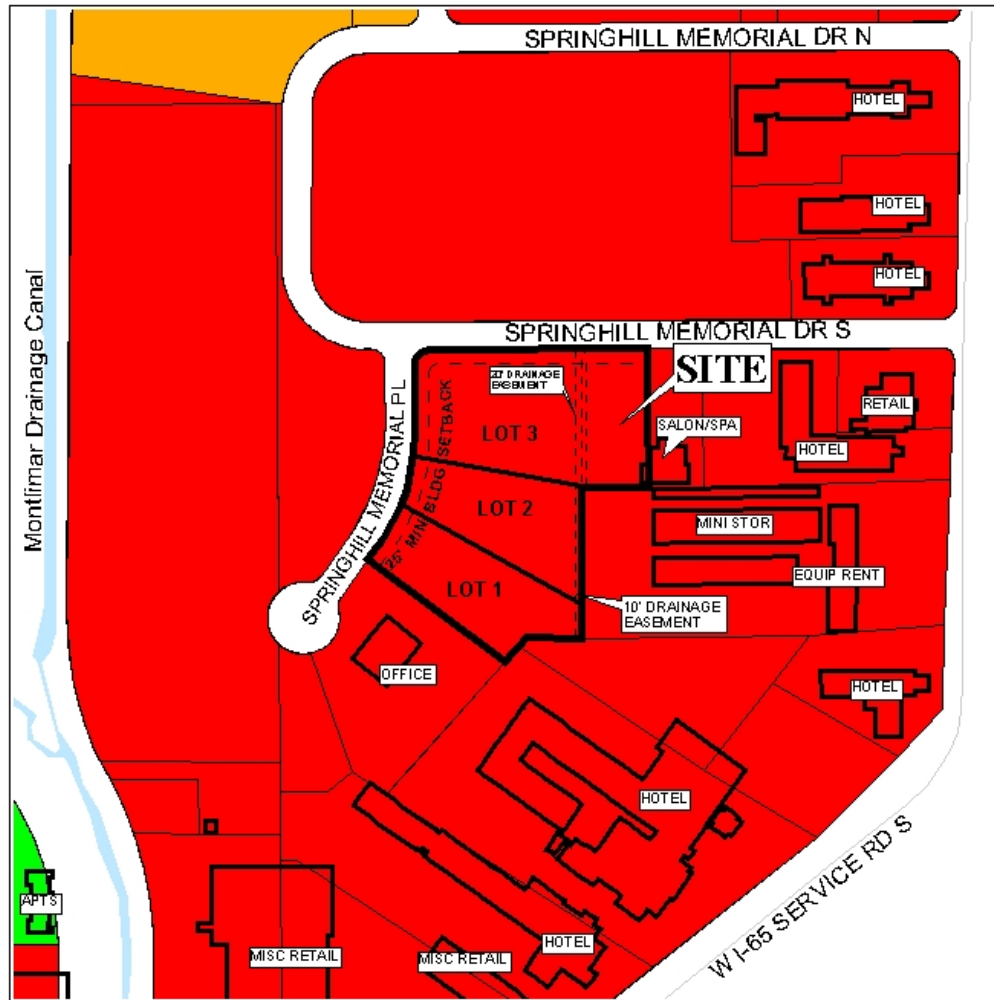
APPLICANT Haiman Beltline Subdivision, Resubdivision of Lot 2, Resubdivision of Lot 2

REQUEST Subdivision



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# HAIMAN BELTLINE SUBDIVISION, RESUBDIVISION OF LOT 2, RESUBDIVISION OF LOT 2



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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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