

## **ADVANCED COMMERCIAL 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.

The plat illustrates the proposed 0.9 ± acre, 2 lot subdivision which is located on North side of Government Boulevard, 350'± East of Demetropolis Road, extending to the East side of Demetropolis Road, 350'± North of Government Boulevard. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into two lots.

Government Boulevard, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. Demetropolis Road, which is illustrated on the plat as having a variable right-of-way, is shown as a major street on the Major Street Plan, and as such requires a 100-foot right-of-way. Therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline should be required.

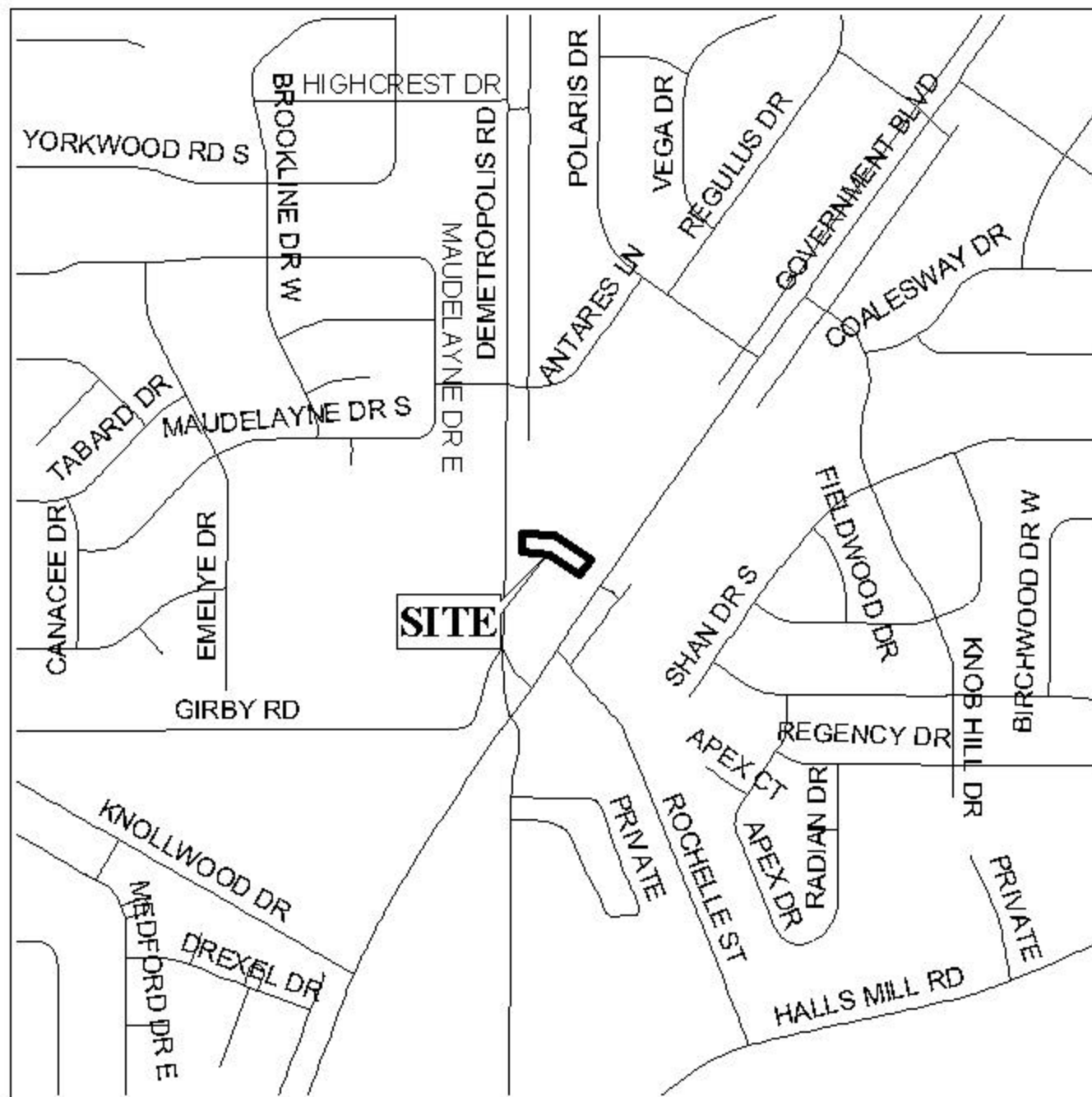
It should be noted that the site was granted a variance in 1999 to allow used car sales and a condition of that variance prohibited the car sales business on the westernmost 150' of the property. Therefore, as proposed Lot 1 could not be used for auto sales. It should be further noted that the site plan approved by the Board illustrated an asphalt drive extending from Government Boulevard to Demetropolis Road with an asphalt parking lot fronting Demetropolis Road. As illustrated on the Vicinity Map, that asphalt parking lot still exists. If the site has shared access, the submission and approval of a PUD application should be required prior to the recording of the final plat.

The twenty-five foot minimum building setback line is 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 dedication of sufficient right-of-way to provide 50' from the centerline of Demetropolis Road; 2) the submission and approval of a PUD application prior to the recording of the final plat; and 3) the placement of the twenty-five foot minimum building setback line on the final plat.

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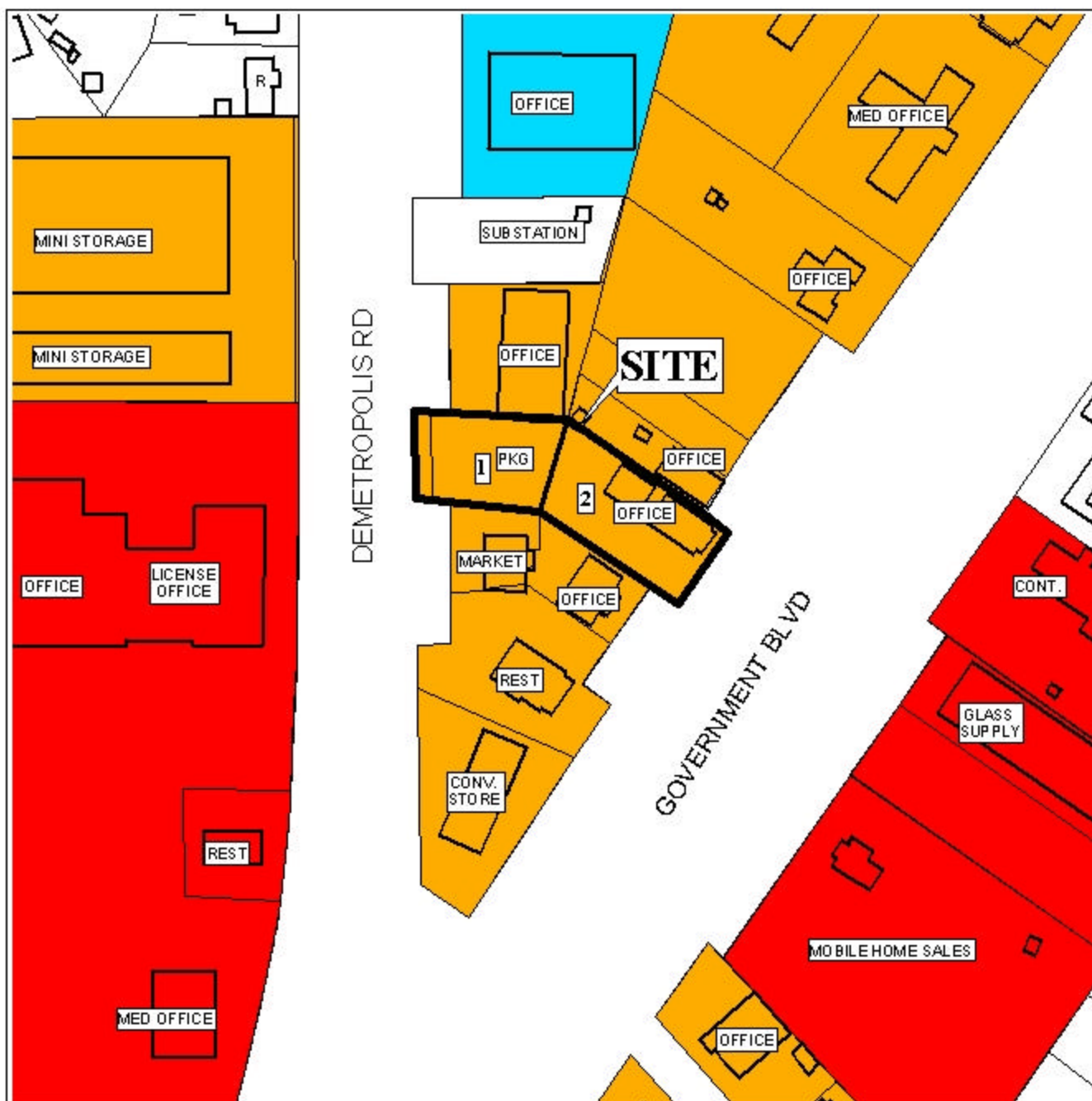
## LOCATOR MAP



APPLICATION NUMBER 6 DATE May 1, 2003  
APPLICANT Advanced Commercial Subdivision  
REQUEST Subdivision



# ADVANCED COMMERCIAL SUBDIVISION



APPLICATION NUMBER 6 DATE May 1, 2003

LEGEND



