

B & B 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.

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 1 lot, 2.8 \pm acres subdivision which is located on the West side of Telegraph Road, 115' \pm North of Stimrad Road and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

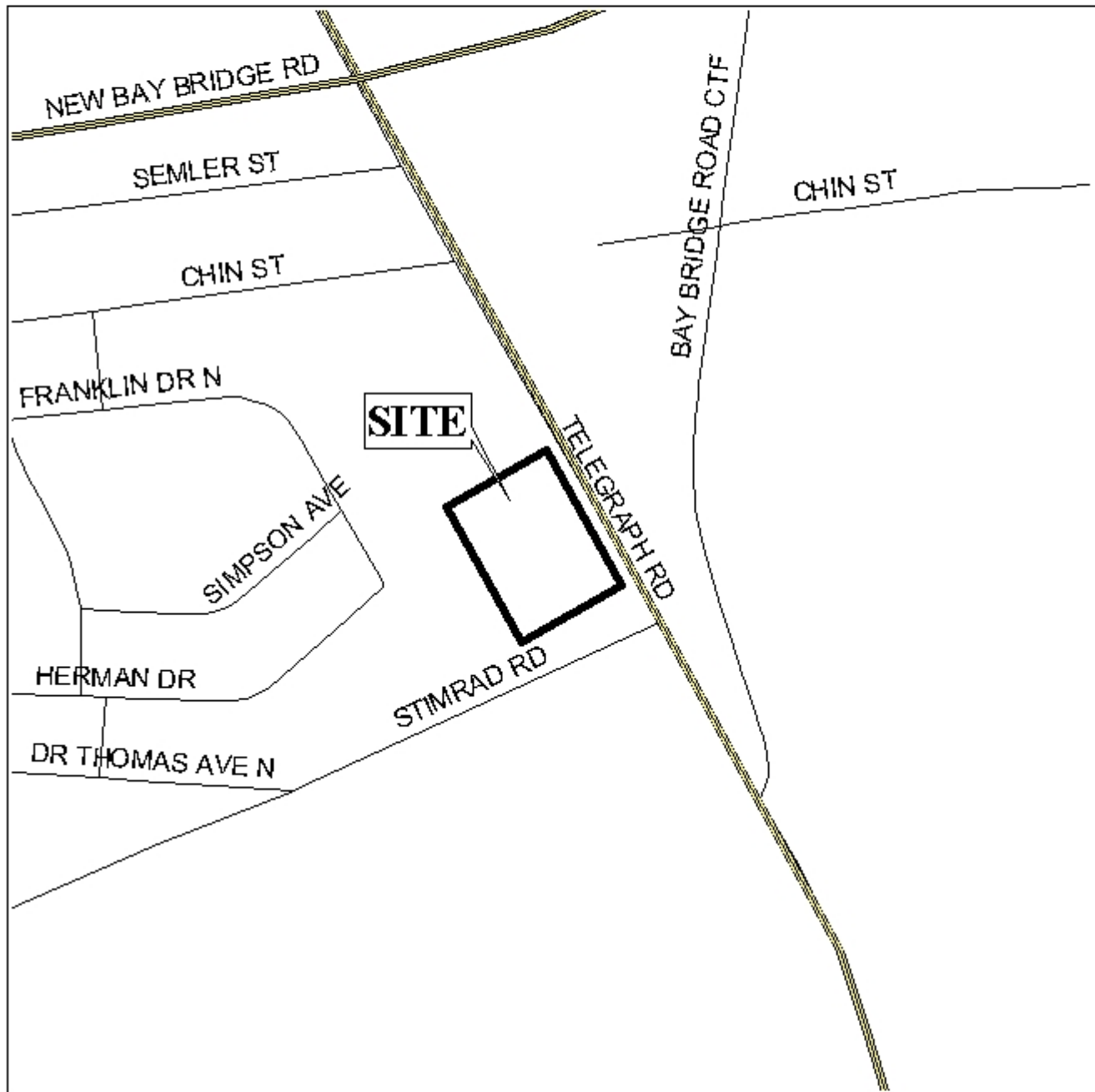
The purpose of this application is to create a one-lot subdivision from two metes and bounds parcels.

The site fronts Telegraph Road, a planned major street, and the existing right-of-way is shown as 65 feet. The Major Street Plan requires an 80-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 40-feet from the centerline of Telegraph Road should be required. Additionally, as a means of access management, the placement of a note on the final plat stating that the location, size, and design of all curb cuts are to be approved by ALDOT and Traffic Engineering, should be required.

The 25-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 40' from the centerline of Telegraph Road; 2) the placement of a note on the final plat stating that the location, size, and design of all curb cuts are to be approved by ALDOT and Traffic Engineering; and 3) the placement of the 25-foot minimum setback line on the final plat.

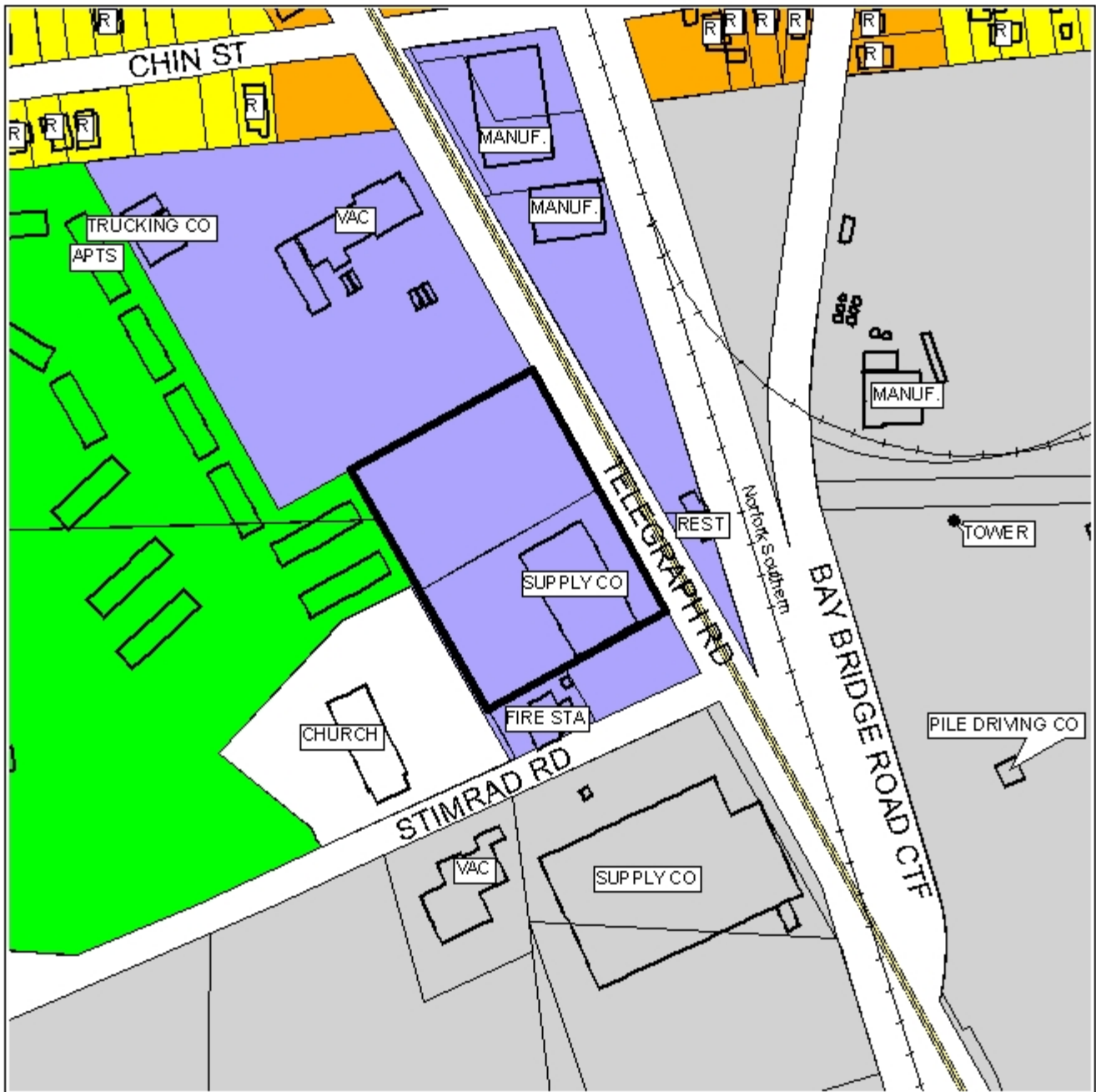
LOCATOR MAP



APPLICATION NUMBER 17 DATE September 16, 2004
APPLICANT B & B Commercial Subdivision
REQUEST Subdivision

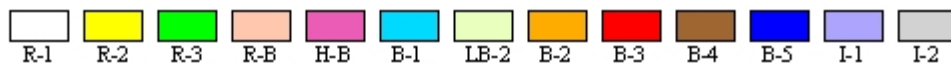


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APPLICATION NUMBER 17 DATE September 16, 2004

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