

DEMOPOLIS PLACE 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). Ingress and egress is to be coordinated with Urban Forestry due to existing City trees on right of way.

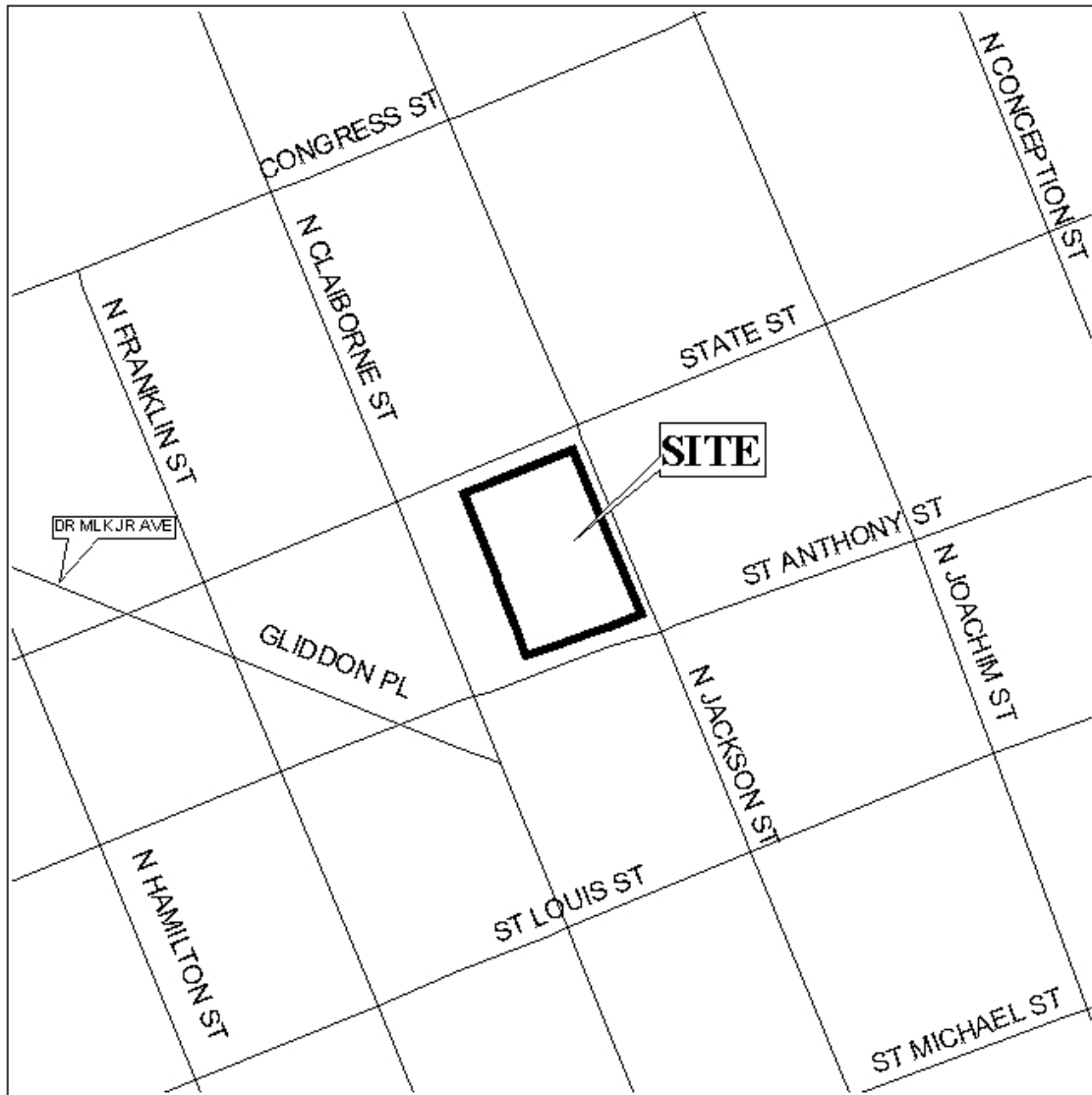
The plat illustrates the proposed 3 lot, 0.8 ± acre subdivision which is located on the West side of North Jackson Street, extending from St. Anthony Street to State Street and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine multiple metes and bounds parcels into three lots of record.

The Zoning Ordinance allows a five-foot front yard setback in R-B districts. Due to the historic nature (De Tonti Historic District) of the neighborhood, a waiver of Section V.D.9. (25-foot front yard setback) would be appropriate, and the provision of a five-foot setback along the street frontages should be required.

With a waiver of Section V.D.9. (25-foot front yard setback), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of five-foot setback lines along the street frontages; and 2) ingress and egress to be coordinated with Urban Forestry due to existing City trees on right of way.

LOCATOR MAP



APPLICATION NUMBER 11 DATE June 17, 2004
APPLICANT Demopolis Place Subdivision
REQUEST Subdivision



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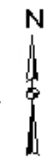
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LEGEND

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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