

FERNDELL PARK SUBDIVISION, 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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 2 lot, 23.7 \pm acre subdivision which is located at the Northwest corner of Demetropolis Road and Halls Mill Road, extending to the East side of Government Boulevard. The subdivision is served by public water and sanitary sewer.

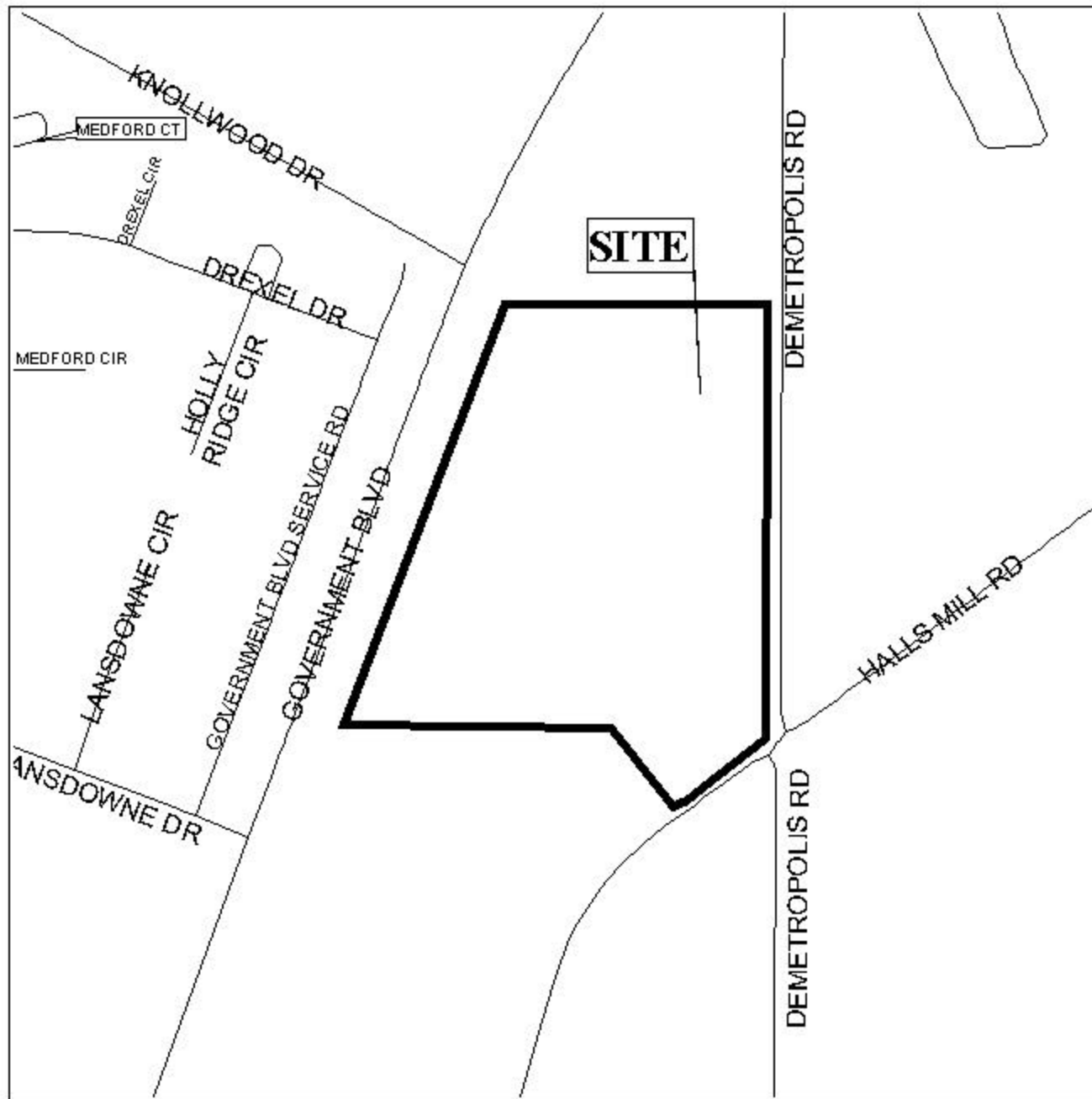
The purpose of this application is to subdivide a legal lot into two lots of records.

This section of Demetropolis Road is not shown as part of the major street, it is to the South of where the major street curves to the East. However, Halls Mill Road, which is shown to have a 50' right-of-way is a collector street, and as such requires a minimum right-of-way of 70 feet.

As a means of access management, a note placed on the final plat stating that the size, number and location of all curb cuts must be approved by the Traffic Engineering Department, should be required. Also of concern is the potential for cut-through traffic since Lot 1A is double fronting. Therefore, a note denying a direct connection from Government Boulevard to Halls Mill Road, should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) a note placed on the final plat stating that the size, number and location of all curb cuts must be approved by the Traffic Engineering Department, should be required; and 2) a note placed on the final plat stating that there will be no direct connection from Government Boulevard to Halls Mill Road.

LOCATOR MAP



APPLICATION NUMBER 14 DATE December 4, 2003

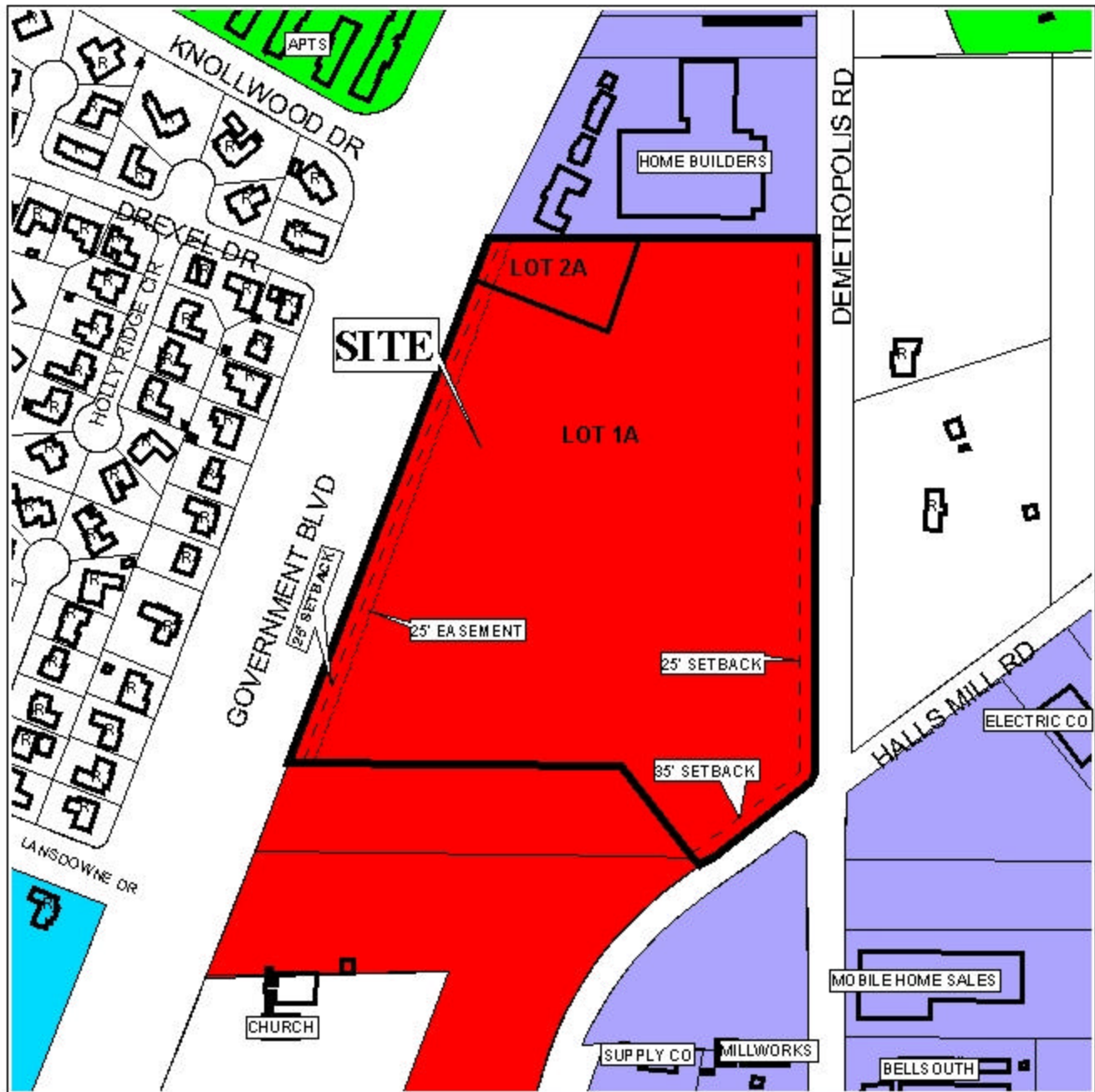
APPLICANT Ferndell Park Subdivision, Resubdivision of Lot 2

REQUEST Subdivision



NTS

FERNDELL PARK SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 14 DATE December 4, 2003

LEGEND



NTS