

LAIRD PLACE SUBDIVISION, FIRST ADDITION

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). Any work on or under the 45" Live Oak Tree located on the Northwest corner of Lot 2 is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

The plat illustrates the proposed 2 lot, 6.1 ± acres subdivision which is located on the East side of Demetropolis Road, 730' ± North of Halls Mill Road and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

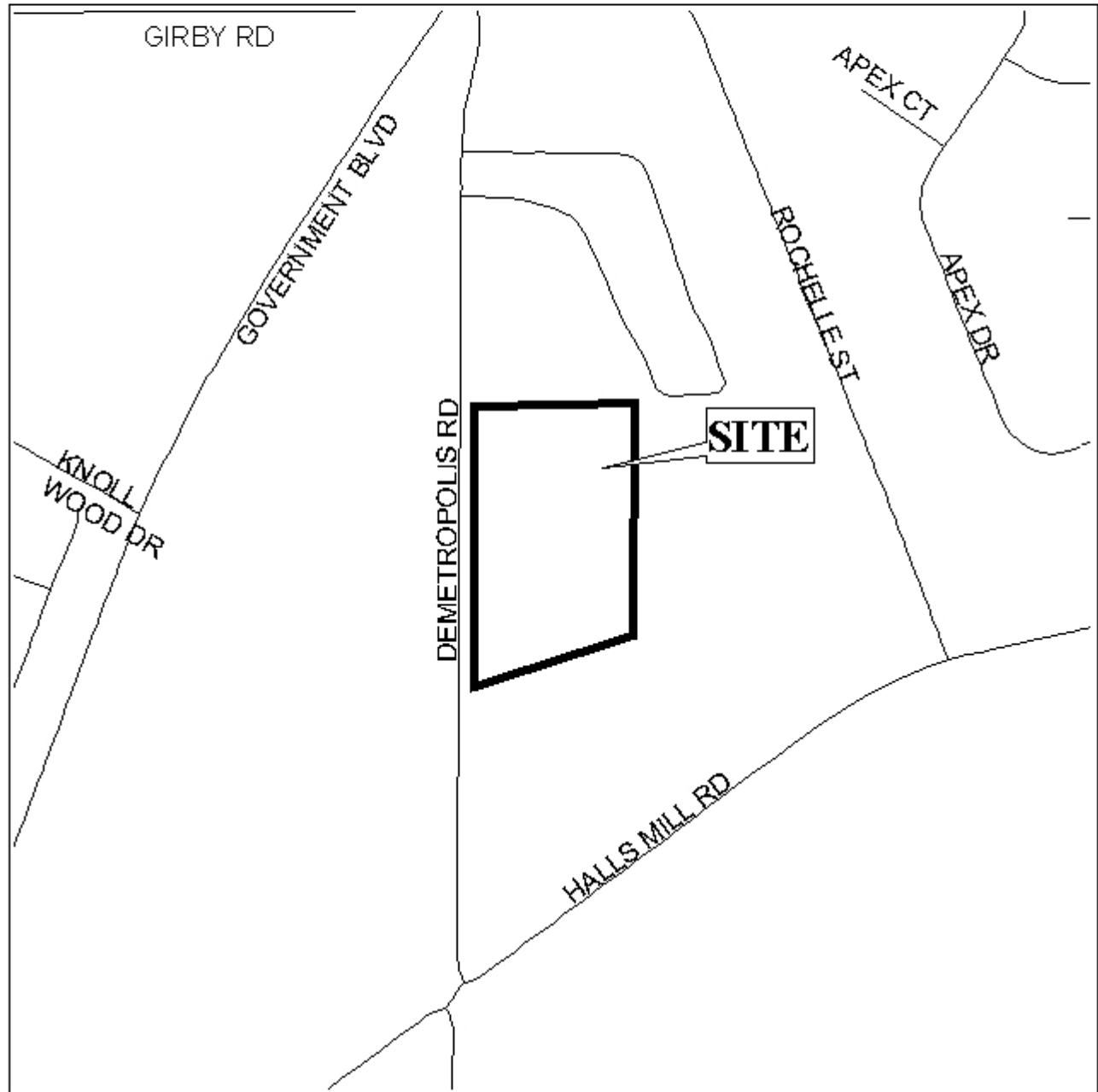
The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The Major Street Plan calls for a new connection between Demetropolis Road and Interstate Highway 10 and that the Mobile Area Transportation Study calls for construction of this connection between 2006 and 2015. However, the exact corridor of the planned street is not precise, therefore, a note should be placed on the final plat stating that this property may lie within the path of a planned Major Street connection to Interstate Highway 10.

The 25-foot minimum building setback lines are 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 placement of the 25-foot minimum setback lines on the final plat; and 2) any work on or under the 45" Live Oak Tree located on the Northwest corner of Lot 2 is to be permitted and coordinated with Urban Forestry - removal to be permitted only in the case of disease or impending danger; and 3) the placement of a note on the final plat stating that this property may lie within the path of a planned Major Street connection to Interstate Highway 10.

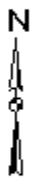
LOCATOR MAP



APPLICATION NUMBER 16 DATE July 15, 2004

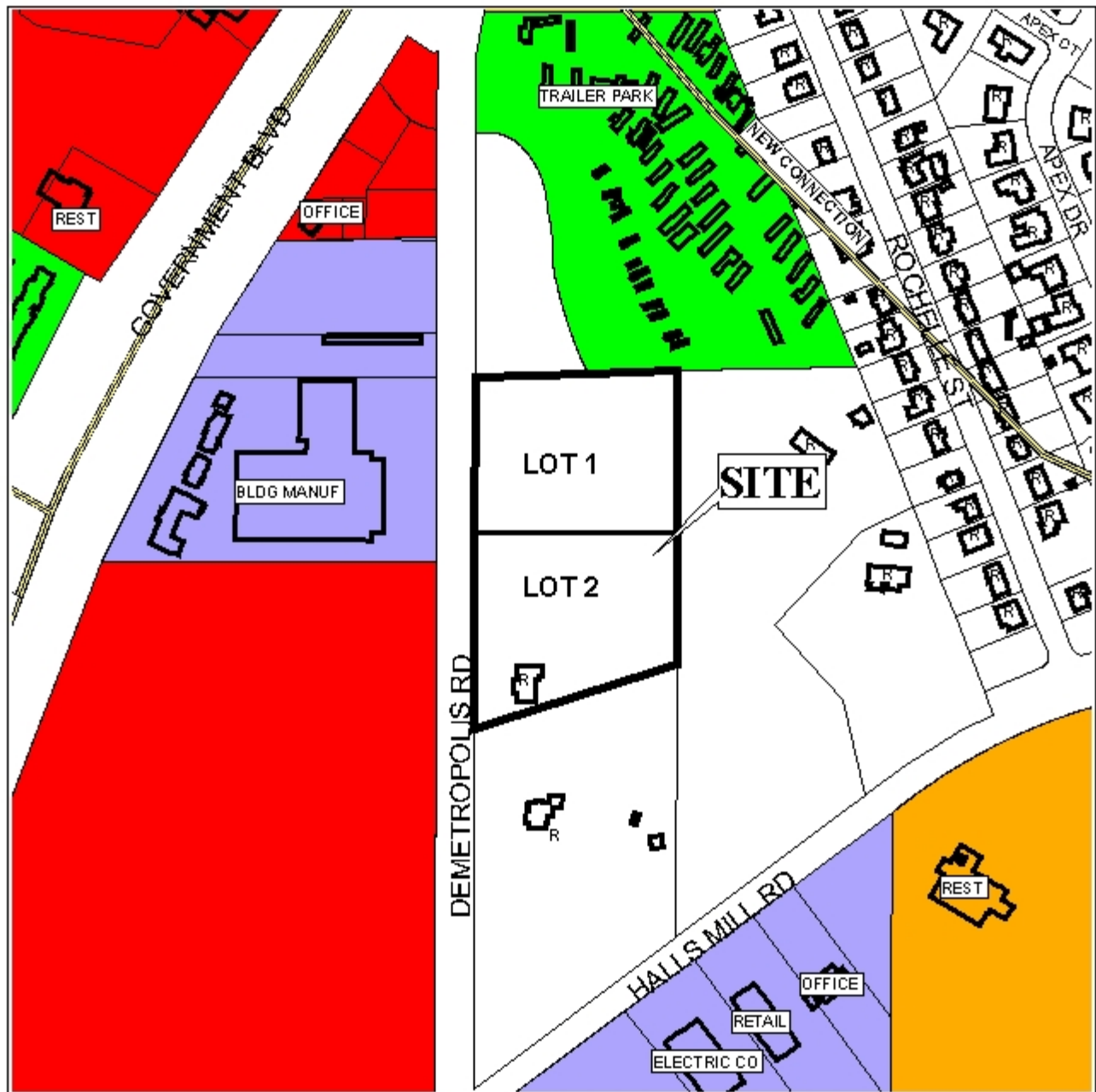
APPLICANT Laired Place Subdivision, First Addition

REQUEST Subdivision



NTS

LAIRD PLACE SUBDIVISION, FIRST ADDITION



APPLICATION NUMBER 16 DATE July 15, 2004

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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