

LEE 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). Preservation status to be extended to the two Live Oaks (80" and 40") in the northeast corner and also the 48" Red Oak in the southwest corner. Any work on or under these trees 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, 4.0 \pm acres subdivision which is located at the Southwest corner of Government Boulevard and Rochelle Street, extending to the East side of Demetropolis Road and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

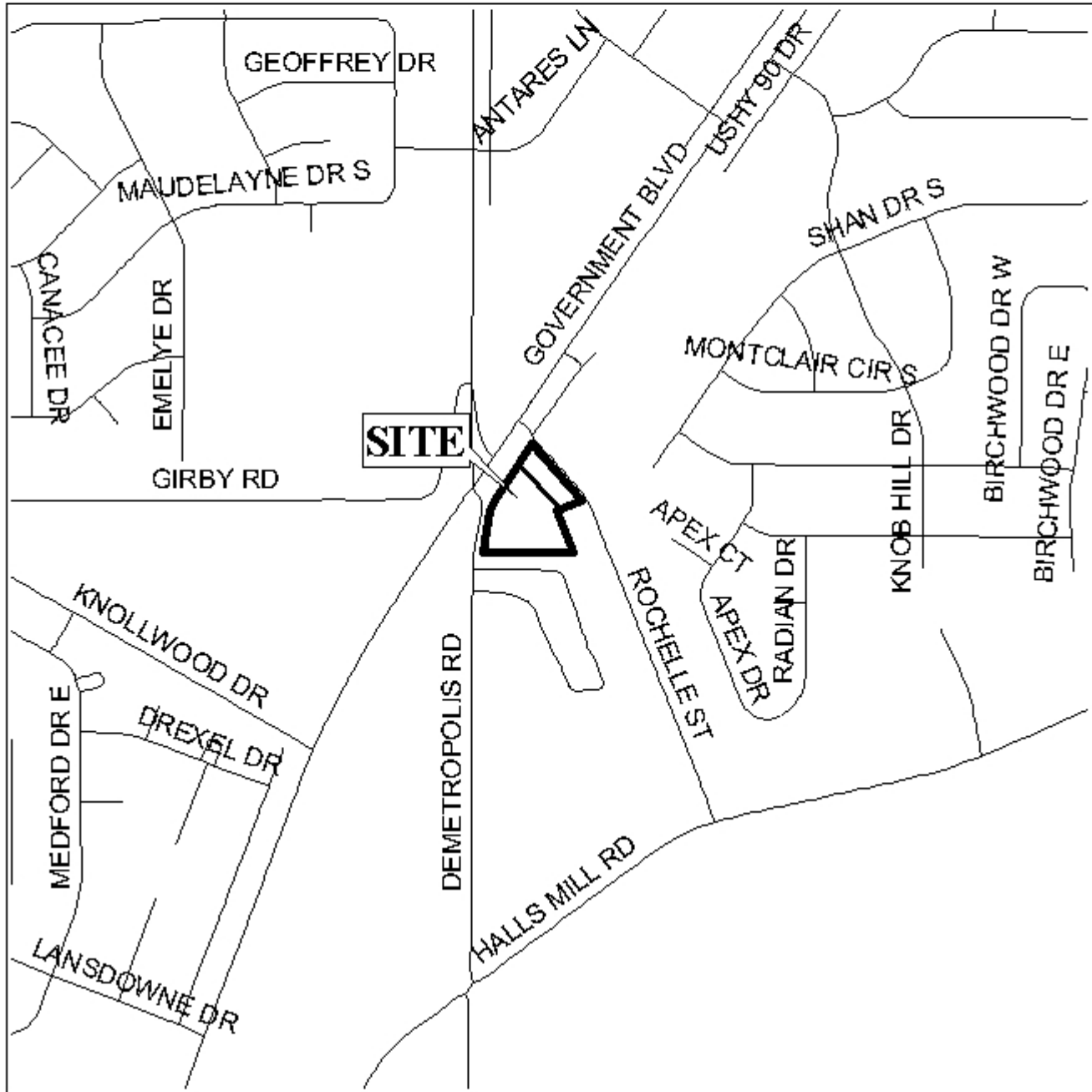
The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The site fronts Government Boulevard, a planned major street and has an existing right-of-way in compliance with the Major Street Plan. Also, the site fronts Demetropolis Road, a planned major street which is illustrated on the Major Street Plan, and has an existing right-of-way of 80 feet, thus the dedication of sufficient right-of-way to provide 50-feet from the centerline would be required.

Additionally, access management is critical since the site is a corner lot at the intersection of two Major Streets, therefore, a note should be placed on the final plat stating that the number, location and design of all curb cuts should be approved by ALDOT and Traffic Engineering.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of the necessary right-of-way to provide 50-feet from the centerline of Demetropolis Road, a planned major street; 2) the placement of a note on the final plat stating that the number, location and design of all curb cuts to be approved by ALDOT and Traffic Engineering; and 3) the placement of a note on the final plat stating that any work on or under the two Live Oaks (80" and 40") in the northeast corner and also the 48" Red Oak in the southwest corner is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

LOCATOR MAP



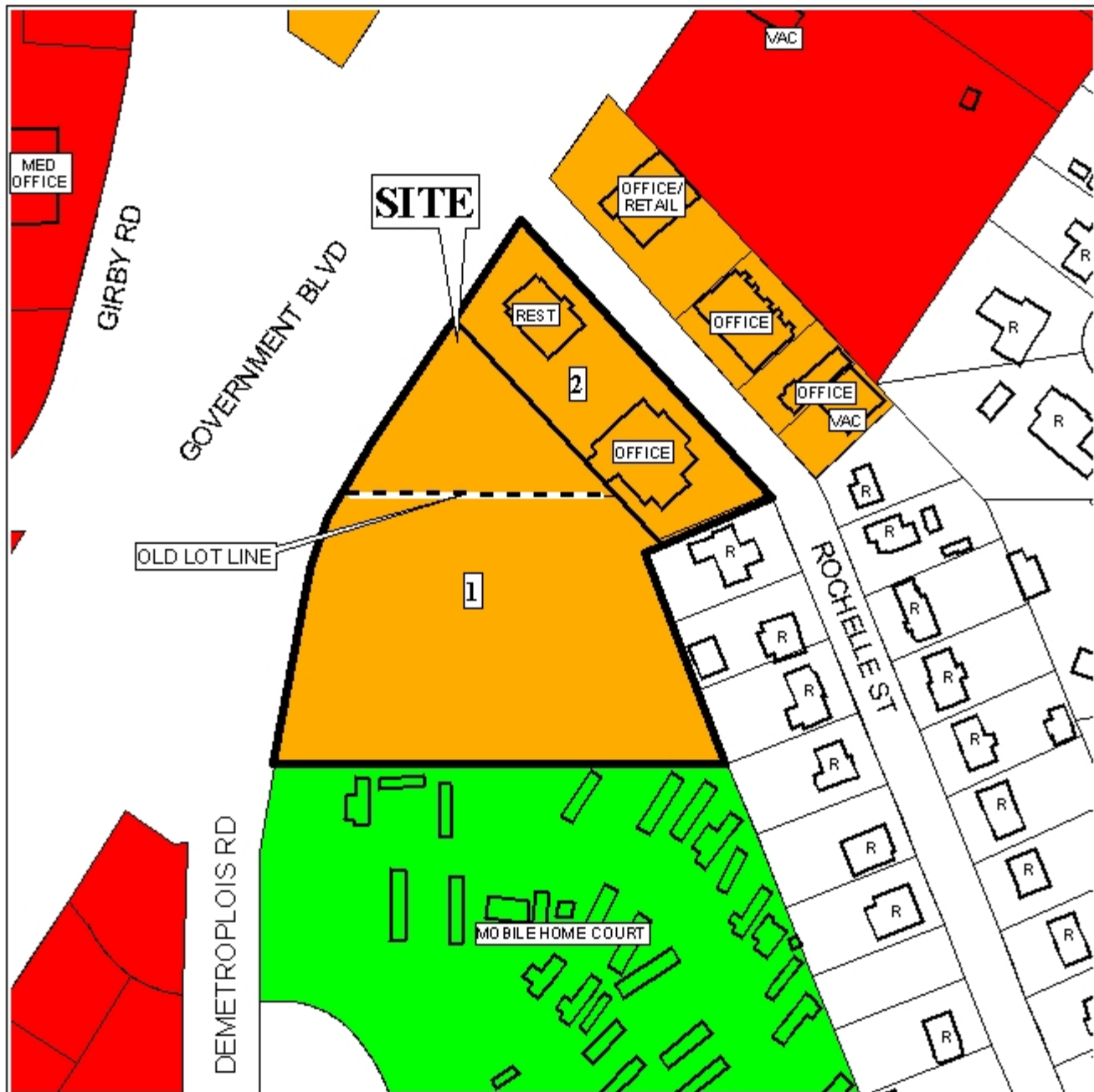
APPLICATION NUMBER 11 DATE July 1, 2004

APPLICANT Lee's Subdivision

REQUEST Subdivision



LEE'S SUBDIVISION



APPLICATION NUMBER 11 DATE July 1, 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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