

## **McGOWIN BUSINESS PARK SUBDIVISION,** **PHASE FOUR**

Engineering Comments: Significant stormwater drainage conveyance on area shown as “Future Development”. Please provide contours to define conveyance and dedicate appropriate easement. 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, 1.7 ± acre subdivision which is located at the Southwest corner of Government Boulevard and McVay Drive 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 one-lot subdivision from a metes and bounds parcel that was established by the approval of the composite plan for McGowin Business Park. The plat indicates the proposed lot and an area labeled as future development. It should be noted that the future development area would require subdivision approval from the Commission prior to development.

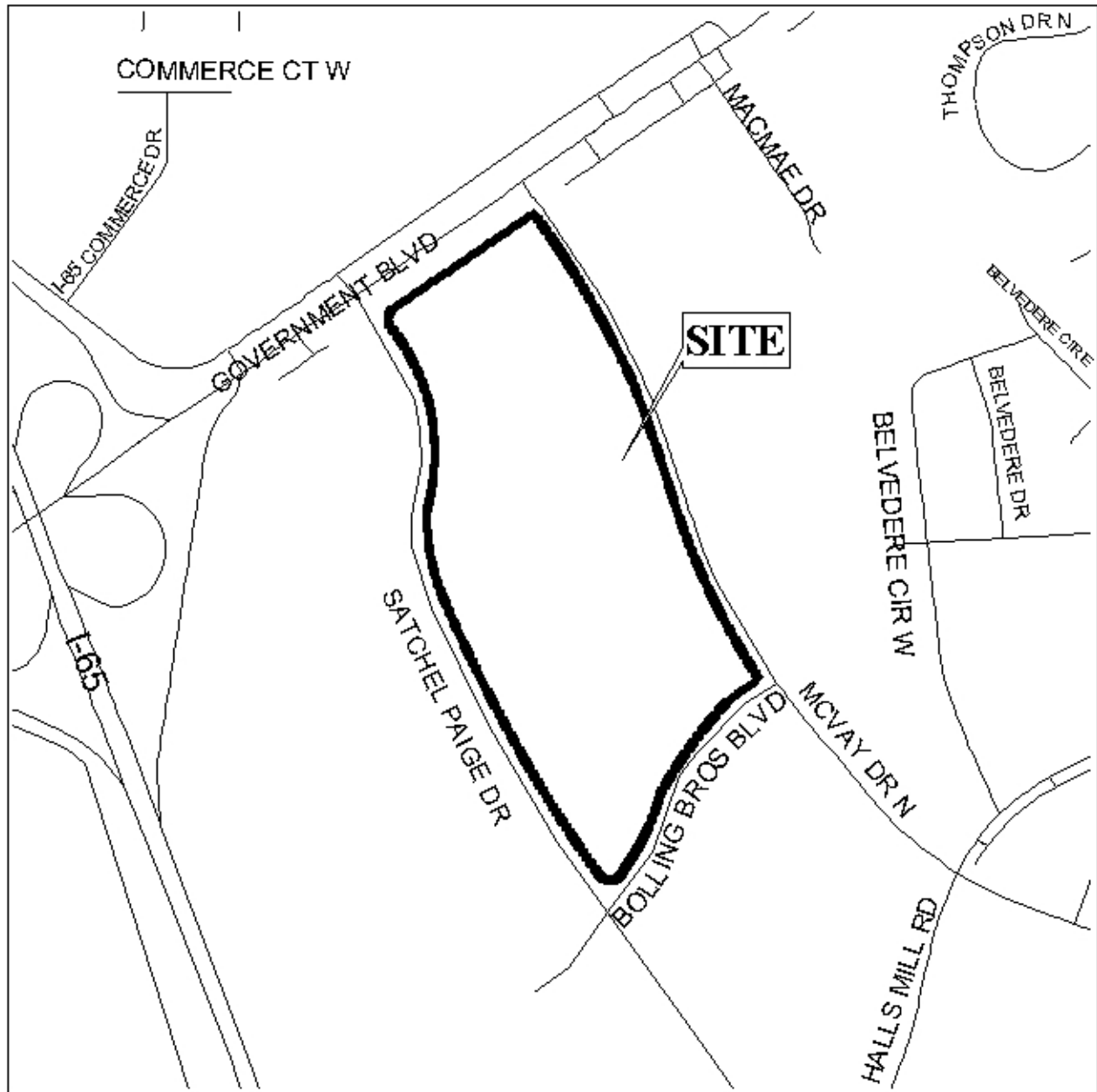
The site fronts Government Boulevard, a planned major street and has an existing right-of-way in compliance with the Major Street Plan. Additionally, with the site having approximately 270’ of frontage on a major street, access management is a concern. The plat also indicates a 30’ non-exclusive, perpetual easement for ingress and egress, similar to the access as provided for the properties West of Satchel Paige Drive. Therefore, a note should be placed on the final plat stating that access to Government Boulevard is limited to the 30’ non-exclusive, perpetual easement for ingress and egress, with curb cut size, location and design to be approved by ALDOT and Traffic Engineering. It should be noted that due to the shared access, Administrative PUD approval will be required as individual developments occur.

Furthermore, since the site is a corner lot, the dedication of a 25’ radius should be required. Access to McVay Drive should be limited to one curb cut, with size, location and design to be approved by the Traffic Engineering Department.

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 a note on the final plat stating that access to Government Boulevard is

limited to the 30' non-exclusive, perpetual easement for ingress and egress, with curb cut size, location and design to be approved by ALDOT and Traffic Engineering; 2) the placement of a note on the final plat stating that access to McVay Drive is limited to one curb cut, with size, location and design to be approved by the Traffic Engineering Department; 3) the dedication of a 25' radius at the corner of Government Boulevard and McVay Drive; and 4) dedication of appropriate drainage easements, as required by the City Engineering Department.

## LOCATOR MAP

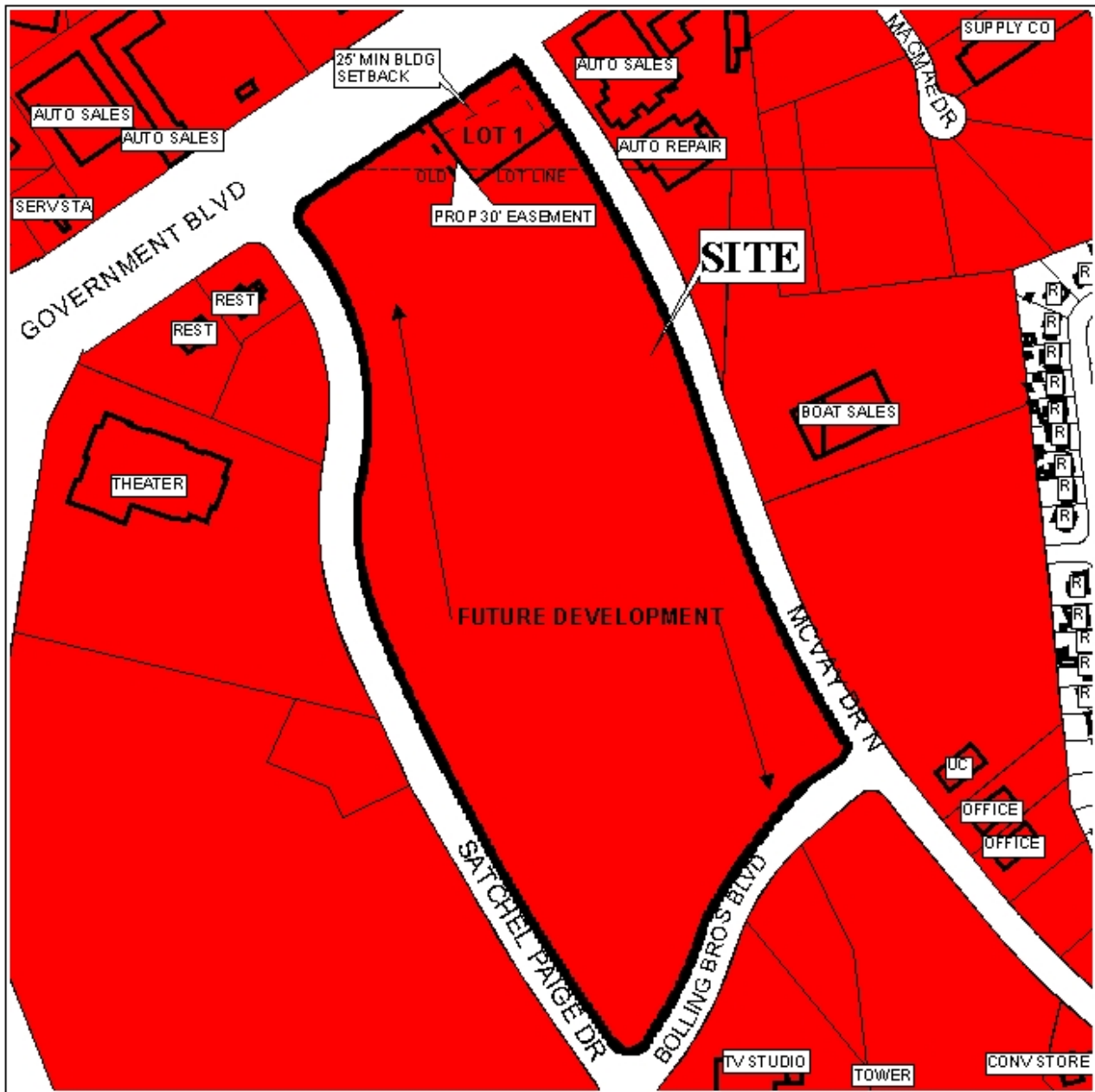


APPLICATION NUMBER 24 DATE August 5, 2004  
APPLICANT McGowan Business Park Subdivision, Phase Four  
REQUEST Subdivision



NTS

# MCGOWIN BUSINESS PARK SUBDIVISION, PHASE FOUR



APPLICATION NUMBER 24 DATE August 5, 2004

