

## **OLENSKY'S SECOND ADDITION TO GOVERNMENT BOULEVARD 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).

The plat illustrates the proposed 2 lot, 2.7 ± acre subdivision which is located on the North side of Government Boulevard, 405' ± East of Anchor 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 two-lot subdivision from a metes and bounds parcel.

The site fronts Government Boulevard, which is a major street on the Major Street Plan with an existing 290' right-of-way, and is in compliance with the Major Street Plan. Additionally, with Lots 1 and 2 having a total of approximately 180' of frontage on a major street, access management is a concern. Further, the frontage for Lot 2 is only 27', and is located between existing drives to the East and West. A new curb cut for Lot 2 would in essence create a continuous curb cut connecting the existing drives to the East and West; therefore, the placement of a note on the final plat stating that the subdivision is limited to a maximum of two curb cuts, with the location and design to be approved by ALDOT and Traffic Engineering, should be required.

The applicant should note that if there is to be shared access or parking between the lots, a PUD will be required. Also, as Lot 2 will have only 27' of frontage, future resubdivision to create additional lots will not be an option unless additional frontage is provided.

Lot 2 exceeds the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With modifications and a waiver of Section V.D.3. (width to depth ratio), 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 a note on the final plat stating final plat stating that the subdivision is limited to a maximum of two curb cuts, with the location and design to be approved by ALDOT and Traffic Engineering; 2) the placement of the 25-foot minimum setback lines on the final plat; and 3) the placement of a note on the final plat stating that there shall be no future resubdivision of Lot 2 to create additional lots unless additional frontage is provided.

# LOCATOR MAP



APPLICATION NUMBER 21 DATE August 5, 2004  
APPLICANT Olensky's Second Addition to Governemtn Boulevard Subdivision  
REQUEST Subdivision

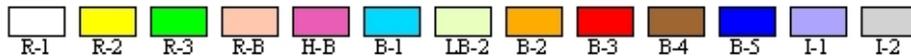


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APPLICATION NUMBER 21 DATE August 5, 2004

LEGEND



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