

O'REILLY 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 1 lot, 0.8 ± acre subdivision which is located on the West side of Dauphin Island Parkway, 120' ± South of Levene Road and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

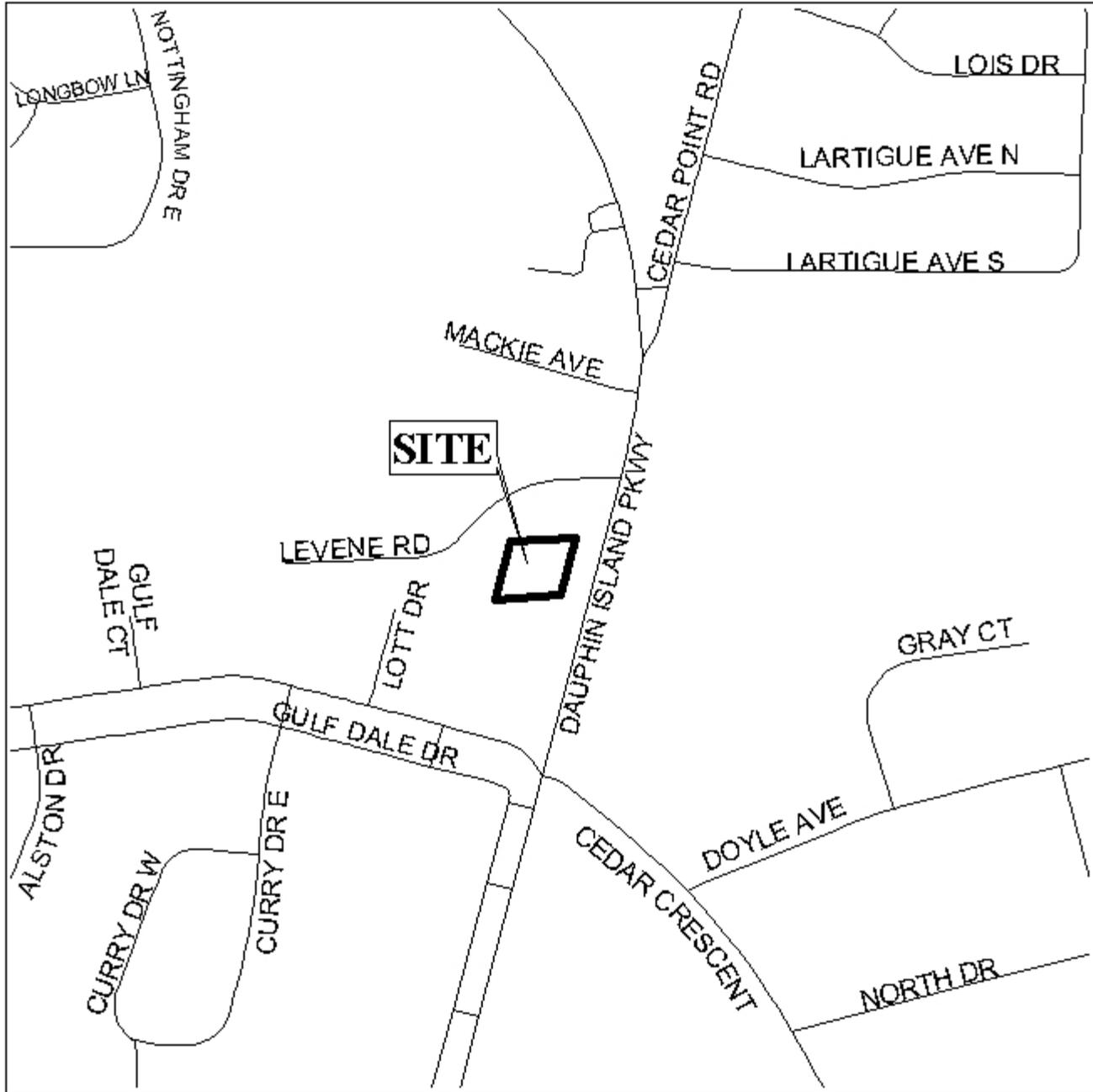
The purpose of this application is to combine two lots into one lot of record.

The site fronts Dauphin Island Parkway, a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. However, as a means of access management, a note should be placed on the final plat stating that the size, number, location and design of all curb cuts to Dauphin Island Parkway must be approved by Traffic Engineering and ALDOT.

Additionally, a Plan was submitted to the City indicating that the site will share access with the lot to the South; Planned Unit Development approval is required for shared access.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that the size, number, location and design of all curb cuts to Dauphin Island Parkway must be approved by Traffic Engineering and ALDOT; and 2) the submission of an Administrative PUD for any shared access between lots.

LOCATOR MAP



APPLICATION NUMBER 16 DATE April 15, 2004

APPLICANT O'Reilly Subdivision

REQUEST Subdivision



NTS

O'REILLY SUBDIVISION



APPLICATION NUMBER 16 DATE April 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



NTS