TUNNEL PLAZA 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 ALDOT 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 at the Northwest corner of Dunlap Drive (North-South) and Dunlap Drive (East-West) 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 one-lot subdivision from a metes and bounds parcel.

The 25-foot minimum building setback line along Dunlap Drive is not shown but would be required on the final plat. Additionally, as illustrated on the plat, there is an ingress and egress easement between this site and the adjoining property. Due to the shared access between building sites, submission and approval of a Planned Unit Development application would be required.

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 25-foot minimum setback line along Dunlap Drive on the final plat; and 2) submission and approval of a Planned Unit Development application for shared access.

LOCATOR MAP

APPLICATION NUMBER 10 DATE December 2, 2004

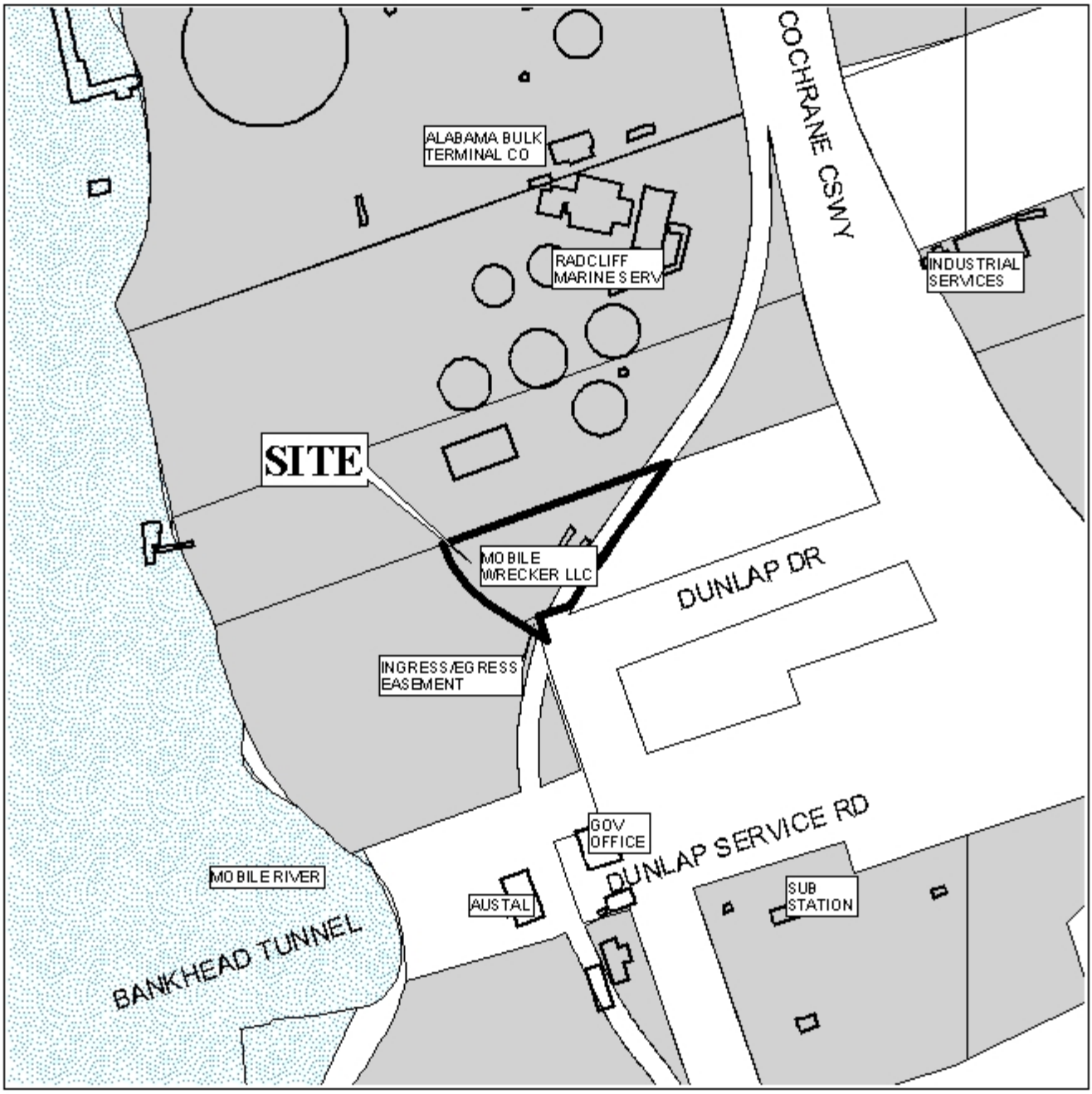
APPLICANT Tunnel Plaza Subdivision

REQUEST Subdivision

N

NTS

TUNNEL PLAZA SUBDIVISION



APPLICATION NUMBER 10 DATE December 2, 2004

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

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