

MCLEOD SUBDIVISION, RESUBDIVISION OF

Engineering Comments: Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, sizes, 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 is to be given to the 80" Live Oak Tree located on the West side of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: No comments.

The plat illustrates the proposed 1.3± acre, 1-lot subdivision which is located on the East side of Azalea Road, 900'± South of Government Boulevard, and is in Council District 4. The applicant states that the subdivision is served by both public water and sewer.

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

The site fronts onto Azalea Road, this section of which is a minor street and the width is illustrated as having 80-foot right-of-way, which exceeds the minimum requirement for minor streets.

Access management is a concern due to the site's location near the corner of a major intersection. The lot should be limited to a maximum of two curb-cuts onto Azalea Road, with the size, design and location to be approved by Traffic Engineering, and in conformance with AASHTO standards.

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 the development is limited to two curb-cuts onto Azalea Road, with the size, design to be approved by Traffic Engineering, and comply with AASHTO standards; 2) labeling of the lot with its size in square feet, or provision of a table on the plat with the same information; and 3) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 1 DATE February 15, 2007

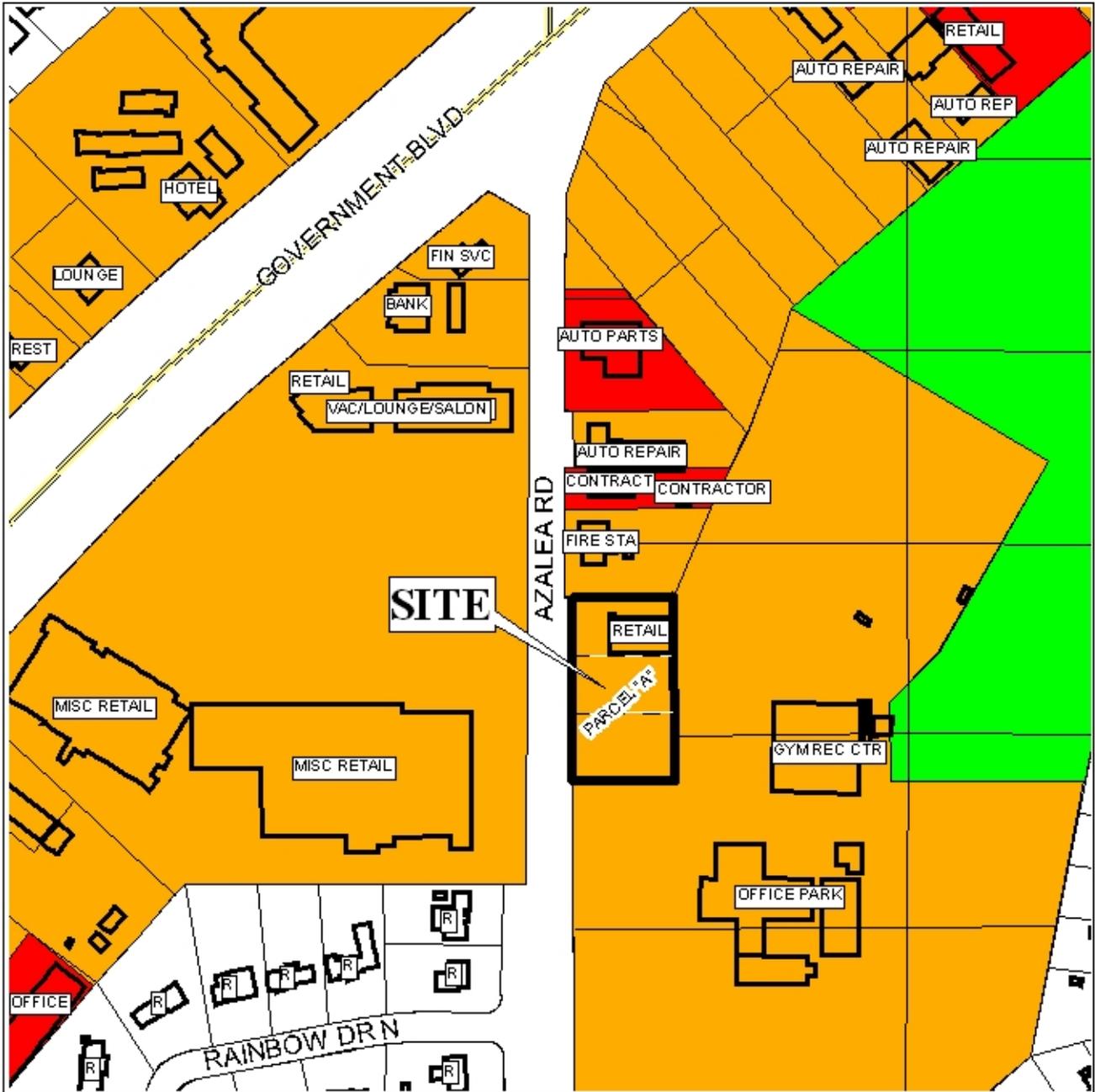
APPLICANT McLeod Subdivision, Resubdivision of

REQUEST Subdivision



NTS

MCLEOD SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 1 DATE February 15, 2007

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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