

KEITH KING PROPERTIES SUBDIVISION

Engineering Comments: If public water crosses the property a drainage easement will be required. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.

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).

The plat illustrates the proposed 6.2± acre, one-lot subdivision which is located on the South side of Moffett Road, 525'± East of Moffett Court, and is in Council District 7. The site is served by public water and sanitary sewer.

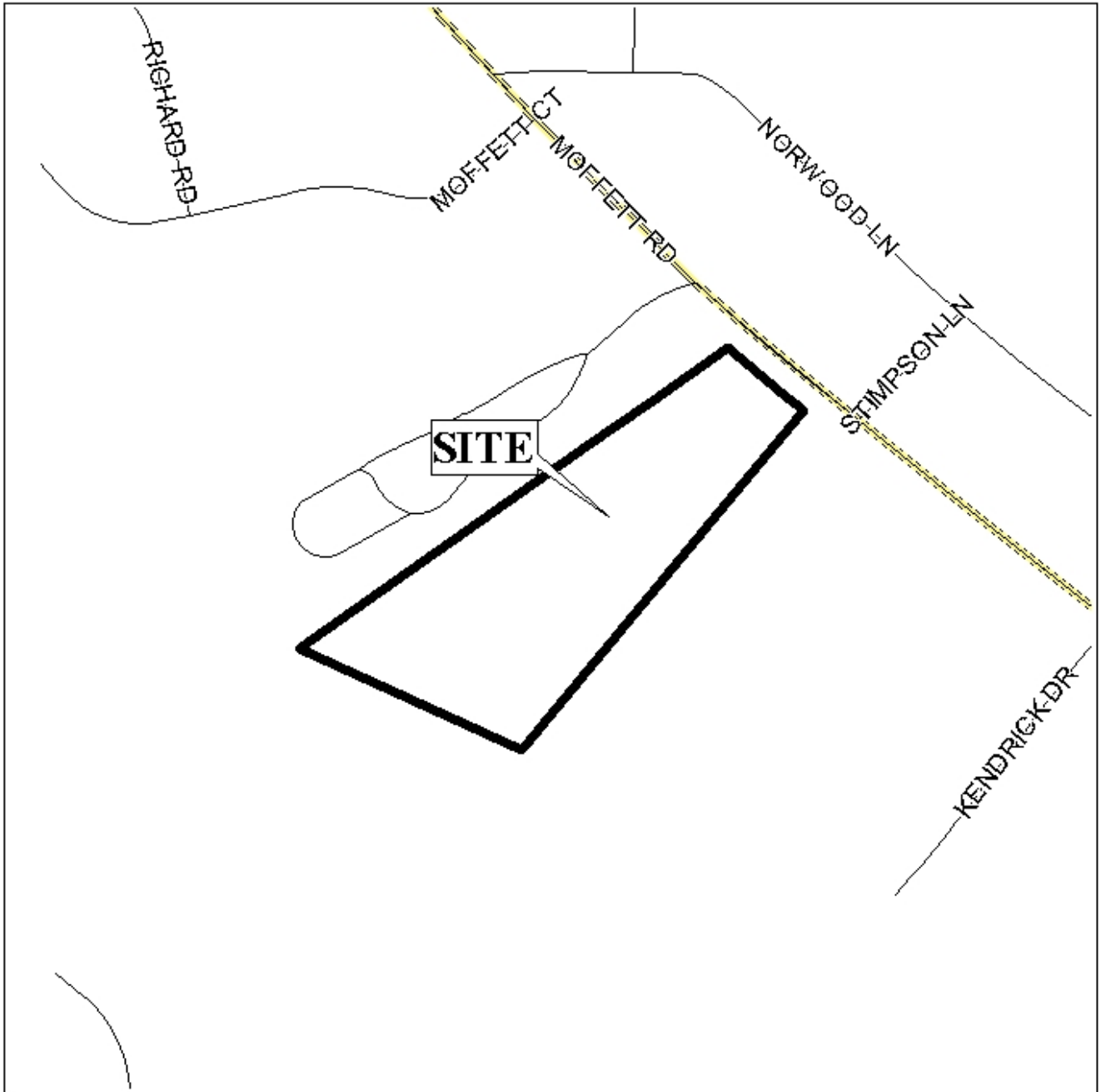
The purpose of the application is to create a lot of record from a large metes and bounds parcel.

The site fronts Moffett Road, a planned major street with a 100-foot right-of-way at the site, in compliance with the Major Street Plan; therefore, no dedication would be required. As a means of access management the site should be limited to the single existing curb cut.

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

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) compliance with Engineering comments (If public water crosses the property a drainage easement will be required. Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands.); 2) the placement of a note on the final plat stating that the site is limited to one curb cut, with size, location, and design to be approved by Traffic Engineering and ALDOT; and 3) the depiction of the 25-foot building setback lines on the final plat.

LOCATOR MAP



APPLICATION NUMBER 1 DATE July 20, 2006

APPLICANT Keith King Properties Subdivision

REQUEST Subdivision



NTS

KEITH KING PROPERTIES SUBDIVISION



APPLICATION NUMBER 1 DATE July 20, 2006

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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