

D & B 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 number, 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 3.8± acre, 2-lot subdivision, which is located on the East side of East I-65 Service Road South, 1220'± South of Cottage Hill Road, and is in Council District 5. The site is served by public water and sanitary sewer.

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

The site fronts East I-65 Service Road South, with a 300-foot right-of-way, and Grayson Drive, with an unopened right-of-way of varying width. Grayson Drive is in the process of being vacated in its entirety, so dedication of additional right-of-way is not necessary. As a means of access management, each lot should be limited to a single curb cut to East I-65 Service Road South, with size, location, and design to be coordinated with Traffic Engineering and Urban Development.

The required 25-foot building setbacks 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) depiction of the 25-foot setback lines on the final plat; and 2) the placement of a note on the final plat stating that each lot is limited to a single curb cut to East I-65 Service Road South, with size, location, and design to be coordinated with Traffic Engineering and Urban Development.

LOCATOR MAP

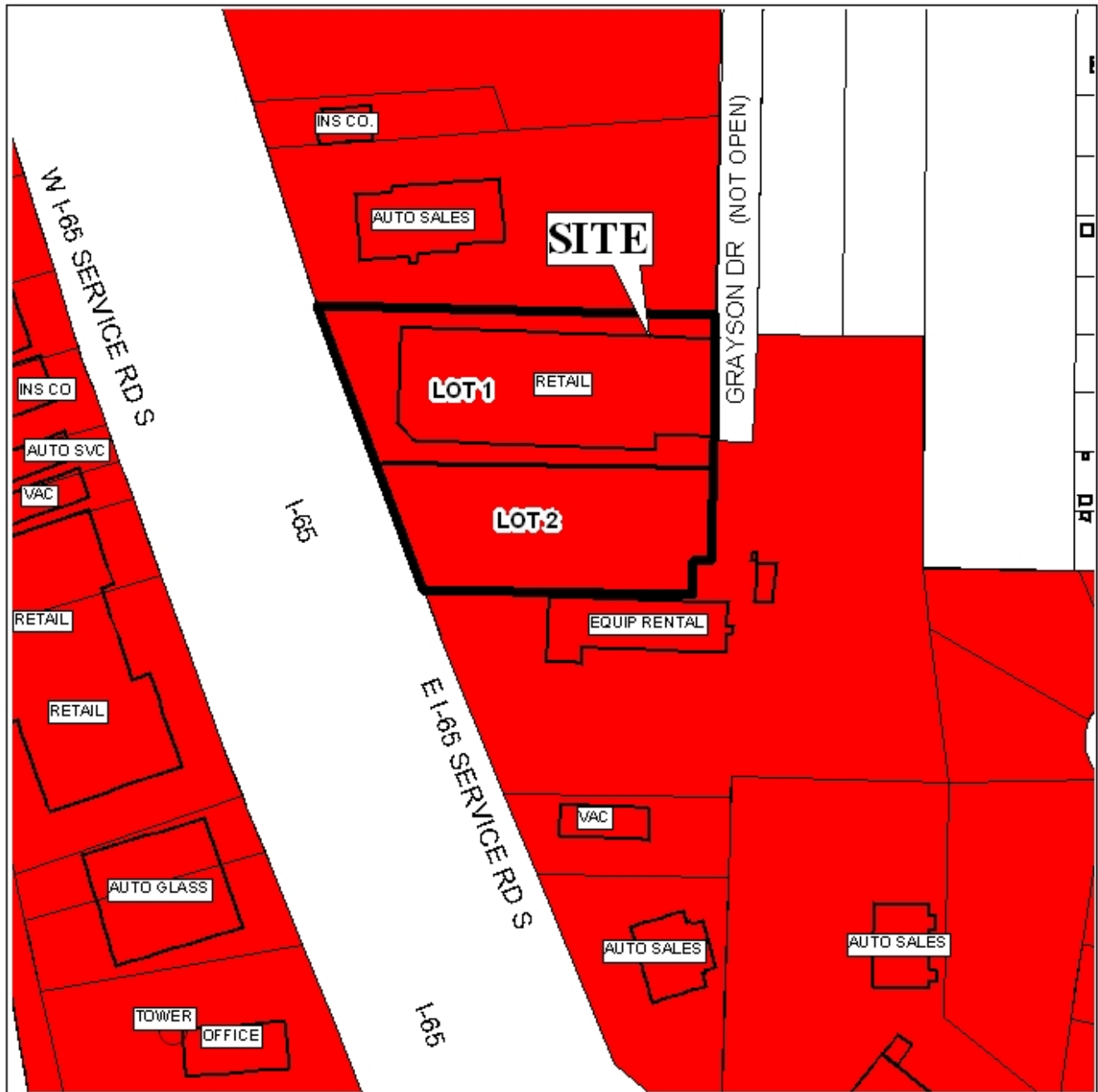


APPLICATION NUMBER 12 DATE December 15, 2005
APPLICANT D & B Subdivision
REQUEST Subdivision

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NTS

D AND B SUBDIVISION



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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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