

SKB ESTATES SUBDIVISION

Engineering Comments: Development of property must comply with all stormwater management 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. Modifications in parking layout should be considered to prevent direct access through the parking lot between Moffett Road and Spring Hill Avenue

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).

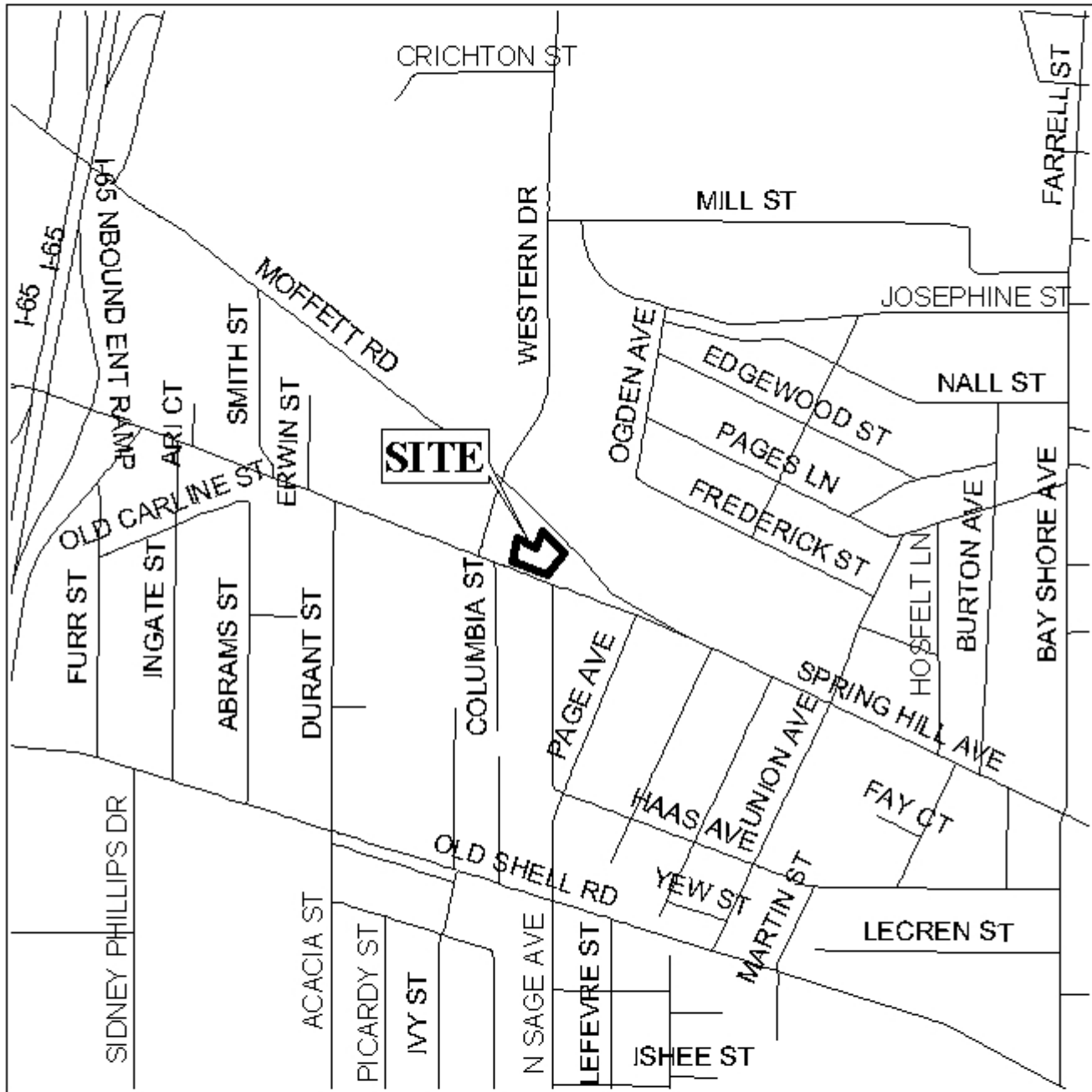
The plat illustrates the proposed 1-lot, 0.8± acre subdivision which is located on the South side of Moffett Road, 285'± East of Western Drive, extending to the North side of Spring Hill Avenue, 150'± East of Western Drive and is located in City Council District 1. The site is served by city water and sanitary facilities.

The purpose of this application is to create a one-lot subdivision from two metes and bounds parcels.

The site fronts Spring Hill Avenue, which has an existing right-of-way of 80-feet, and Moffett Road, which has an existing right-of-way illustrated as variable, are both planned major streets. However, the Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of each, Spring Hill Avenue and Moffett Road, should be required. Additionally, as a means of access management, a note should be placed on the final plat stating the development is limited to one curb cut to Spring Hill Avenue and one curb cut to Moffett Road, with the size, location and design to be approved by Traffic Engineering.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of any necessary right-of-way to provide 50-feet from the centerline of Spring Hill Avenue and Moffett Road; and 2) placement of a note on the final plat stating that the development is limited to one curb cut to Spring Hill Avenue and one curb cut to Moffett Road, with the location and design to be approved by Traffic Engineering.

LOCATOR MAP



APPLICATION NUMBER 19 DATE June 17, 2004

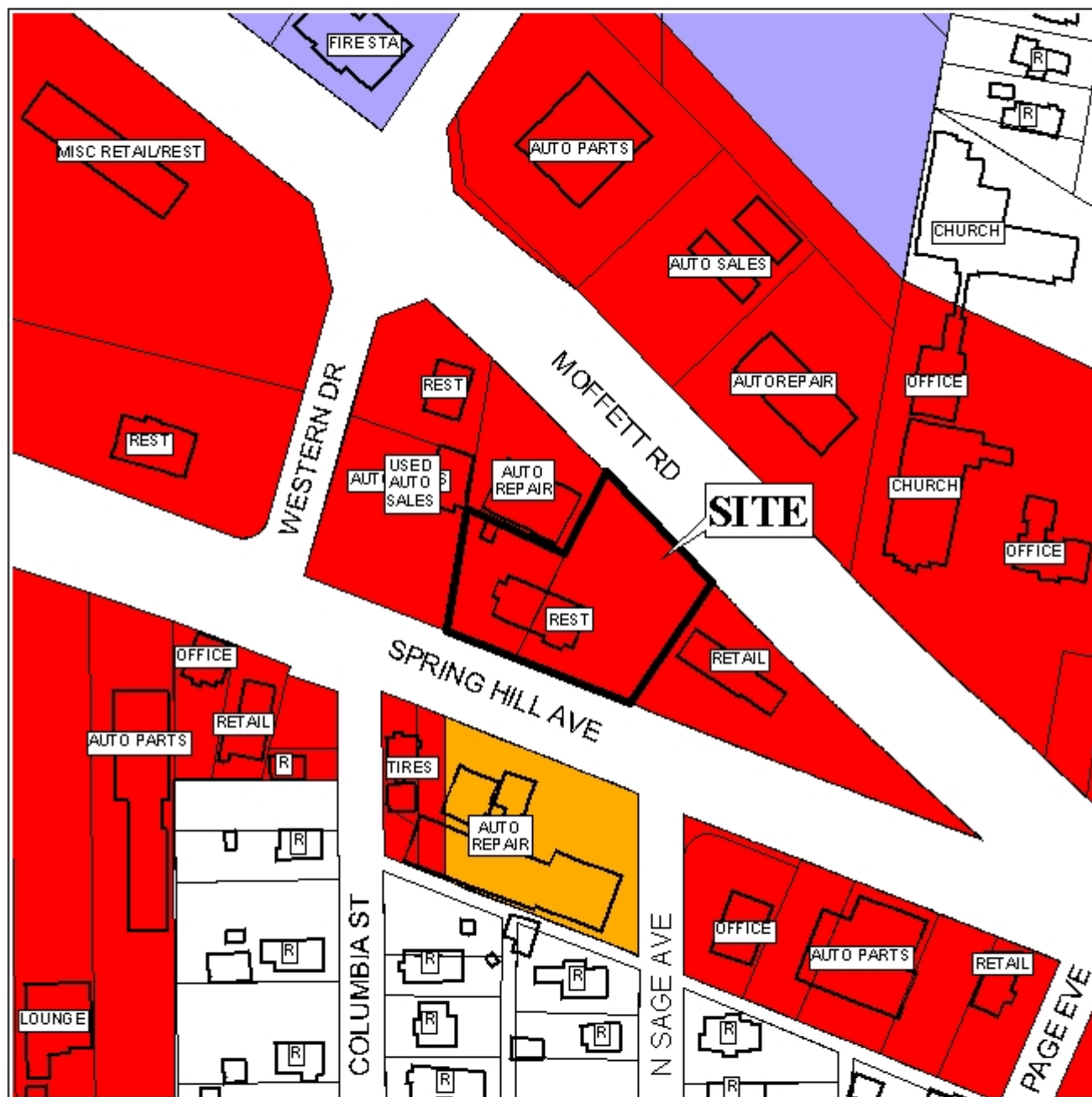
APPLICANT SKB Estates Subdivision

REQUEST Subdivision



NTS

SKB ESTATES SUBDIVISION



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LEGEND

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