

McKIBBON 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 conform to AASHTO standards.

The plat illustrates the proposed $3.0 \pm$ acres, 1 lot subdivision which is located on the West side of West I-65 Service Road South, $165' \pm$ South of the private road entrance to Windsor Place Apartments. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into one lot.

Interstate 65, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. However, as a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut with the size, location and design to be approved by Traffic Engineering should be required.

With this being a commercial subdivision, a buffer in compliance with Section V.A.7. of the Subdivision Regulations would be required where the site adjoins residential property.

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 that the site is limited to one curb cut with the size, location and design to be approved by Traffic Engineering; and 2) the provision of a buffer in compliance with Section V.A.7. of the Subdivision Regulations where the site adjoins residential property.

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