

ARATA 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.

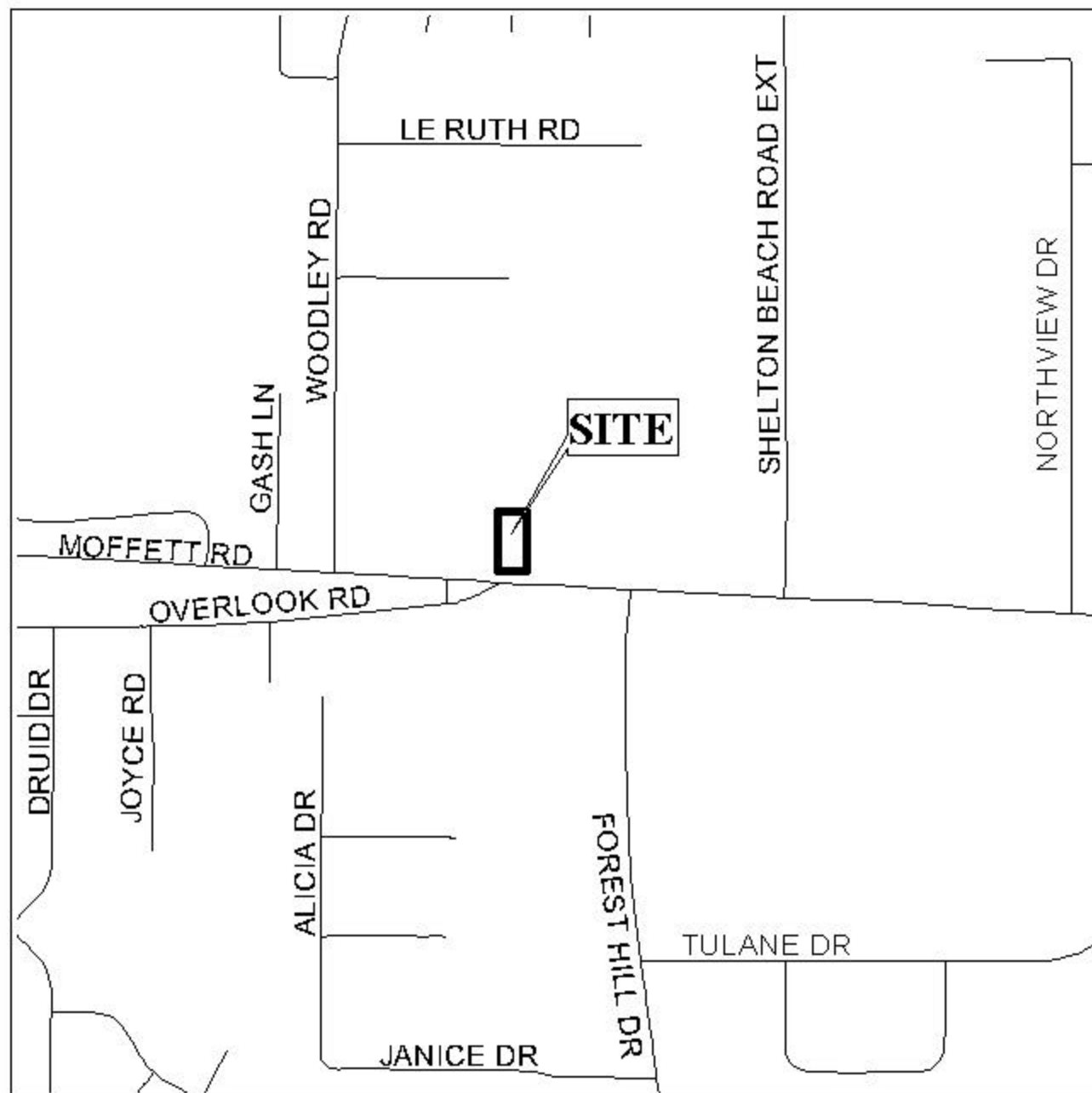
The plat illustrates the proposed 1 lot, 0.5 \pm acre subdivision which is located on the North side of Moffett Road at the East terminus of Overlook Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to subdivide an existing metes and bounds parcel into a legal lot of record.

The site fronts Moffett Road, a planned major street, which has an existing right-of-way of 50 feet, the Major Street Plan requires a 100-foot right-of-way. Therefore, the dedication of adequate right-of-way to provide 50' feet from the centerline of Moffett Road, should be required. Furthermore, 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 to Moffett Road, with the size, location and design to be approved by Traffic Engineering, should be required.

With modifications, the plat meets the minimum requirements of the Subdivision Regulation and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 50' from the centerline of Moffett Road; and 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Moffett Road, with the size, location and design to be approved by Traffic Engineering.

LOCATOR MAP



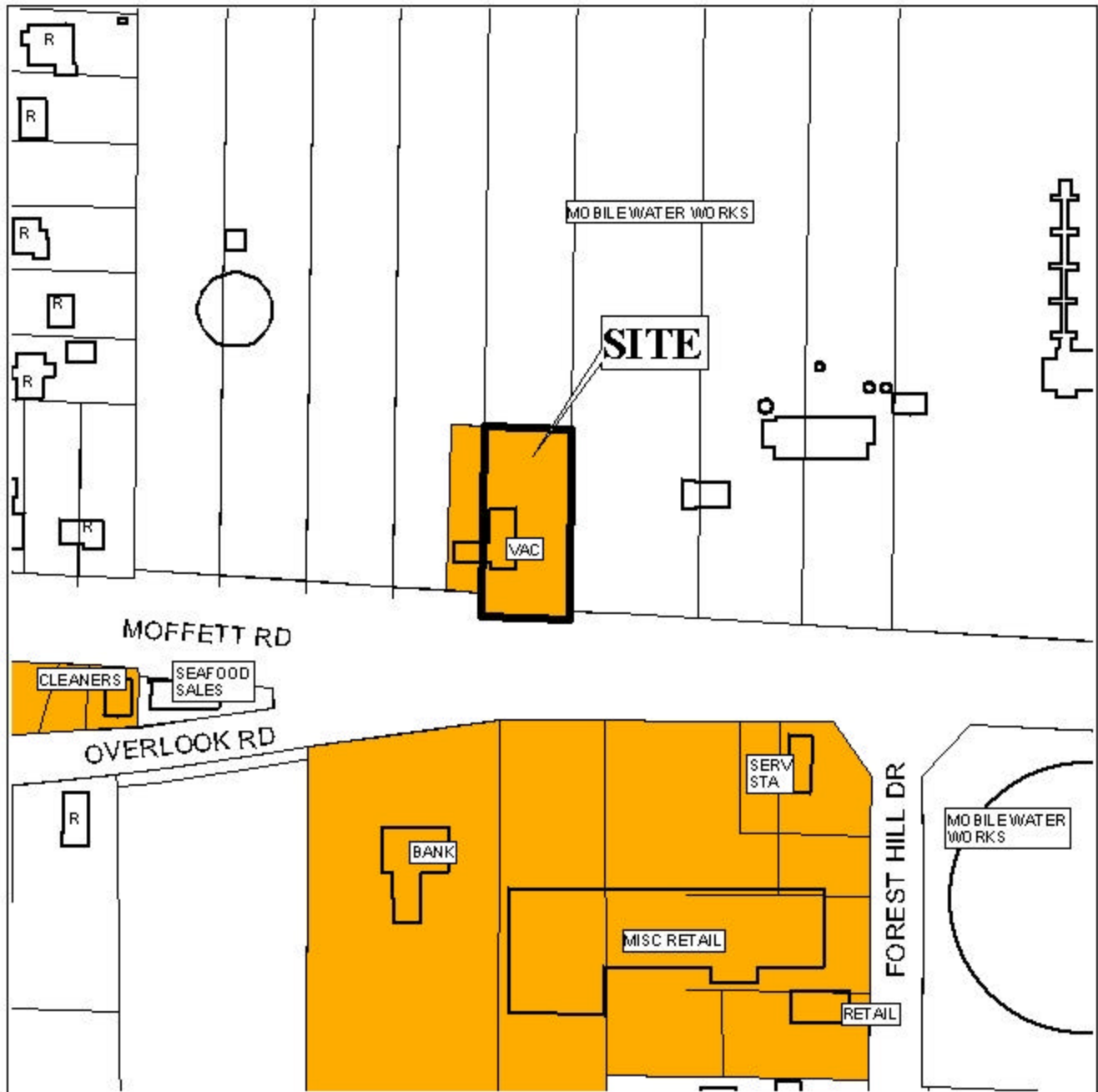
APPLICATION NUMBER 4 DATE November 6, 2003

APPLICANT Arata Subdivision

REQUEST Subdivision



ARATA SUBDIVISION



APPLICATION NUMBER 4 DATE November 6, 2003

LEGEND



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