

## **BLACKWOOD COMMERCIAL PARK SUBDIVISION, UNIT ONE, RESUBDIVISION OF PART OF LOTS 1 & 2**

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 conform to AASHTO standards.

The plat illustrates the proposed 1 lot, 0.5± acre subdivision which is located on the West side of Hutson Drive, 85'± South of the West terminus of Key Street. The site is served by city water and sanitary facilities.

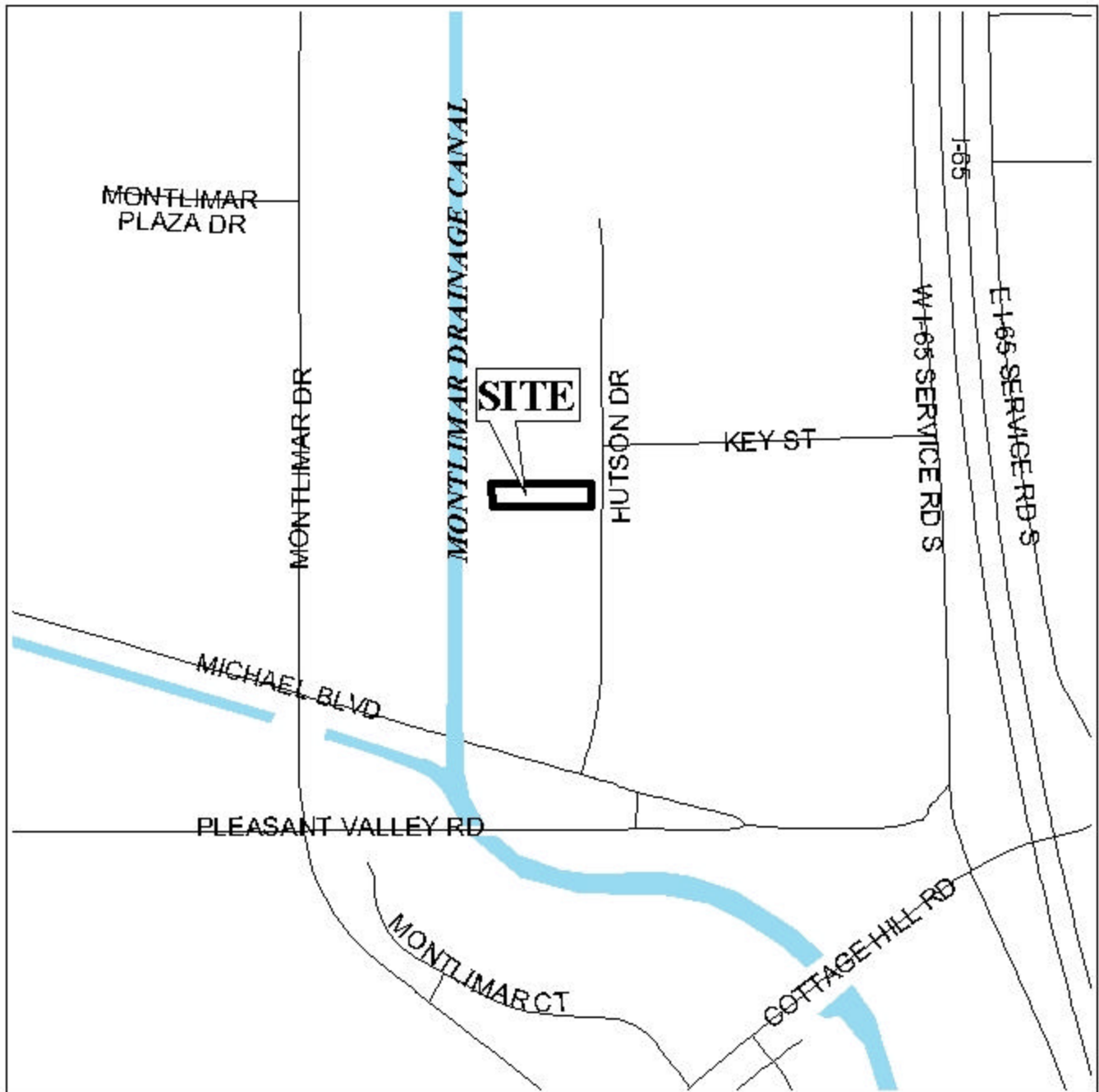
The purpose of this application is to create a one lot subdivision from a portion of a metes and bounds parcel and a portion of a legal lot of record. The applicant submitted documentation from the owners of the adjacent properties stating that they do not wish to be included in this re-subdivision application.

As a means of access management a note should be placed on the final plat stating that the development is limited to the existing curb cut.

The 25-foot minimum building setback line is not shown but would be required on the final plat.

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 placement of a note on the final stating that the development is limited to the existing curb cut to Hutson Drive; and 2) placement of the required 25-foot minimum building setback line on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 6 DATE August 21, 2003

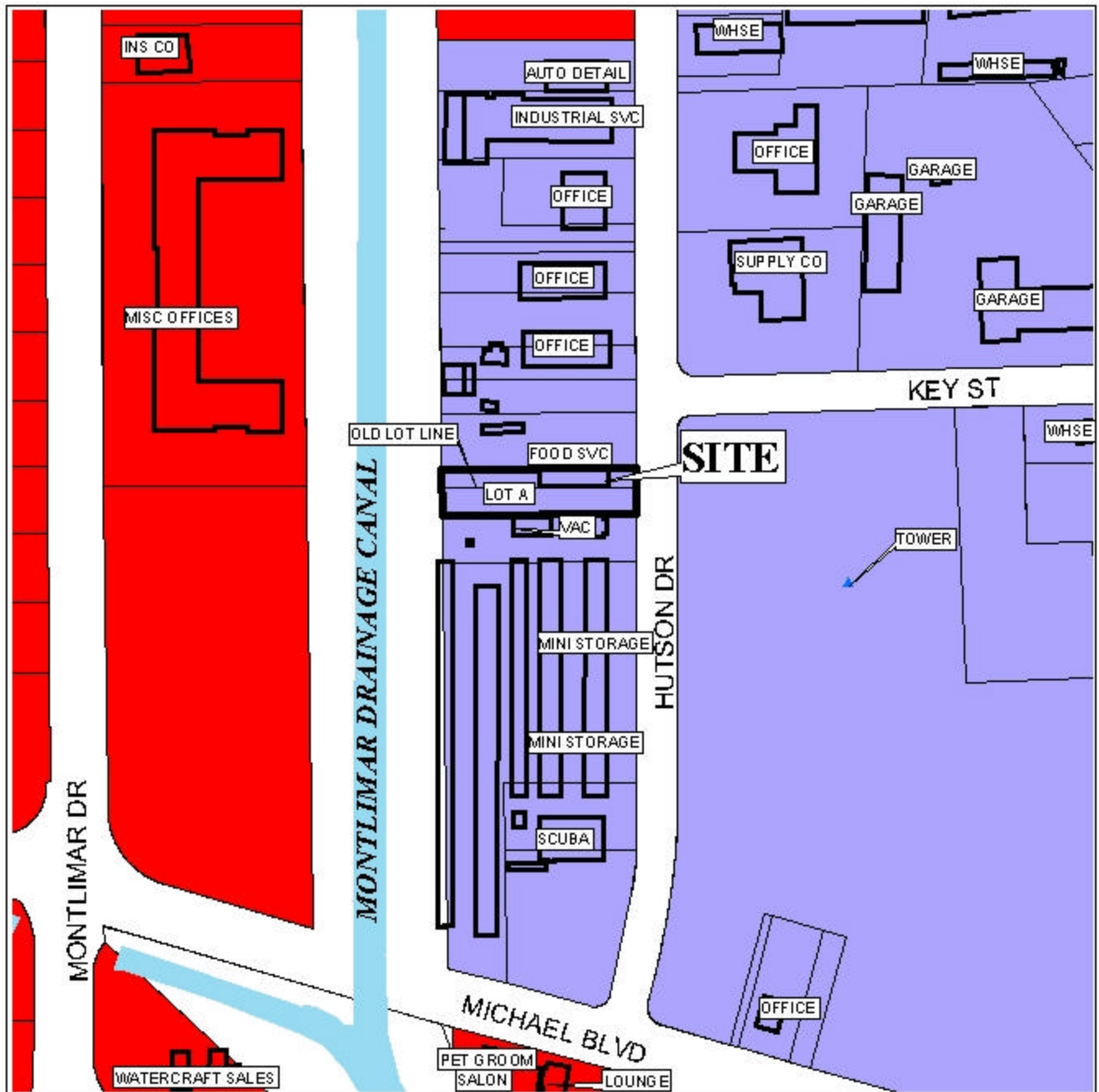
APPLICANT Blackwood Commercial Park Subdivision, Unit One, Resubdivision of Part of Lots 1 & 2

REQUEST Subdivision



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# BLACKWOOD COMMERCIAL PARK SUBDIVISION, UNIT ONE, RESUBDIVISION OF PART OF LOTS 1 & 2



APPLICATION NUMBER 6 DATE August 21, 2003

LEGEND



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