

MERTZ STATION 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 conform to AASHTO standards.

The plat illustrates the proposed 2 lot, 5.2± acre subdivision which is located on the West side of Halls Mill Road, extending from the South side of Fairway Drive to the North side of Pleasant Valley Road, adjacent to the East side of Fairview Subdivision. The site is served by city water and sanitary facilities.

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

The site fronts Fairway Drive, a planned major street, and the existing right-of-way is shown as 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 Fairway Drive should be required. Additionally, since the site is developed, no new curb cuts to this development should be allowed.

With modifications, the final 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 the necessary right-of-way to provide 50-feet from the centerline of Fairway Drive; and 2) the placement of a note on the final plat stating that the development is limited to the existing curb cuts to Fairway Drive, Halls Mill Road and Pleasant Valley Road.

LOCATOR MAP



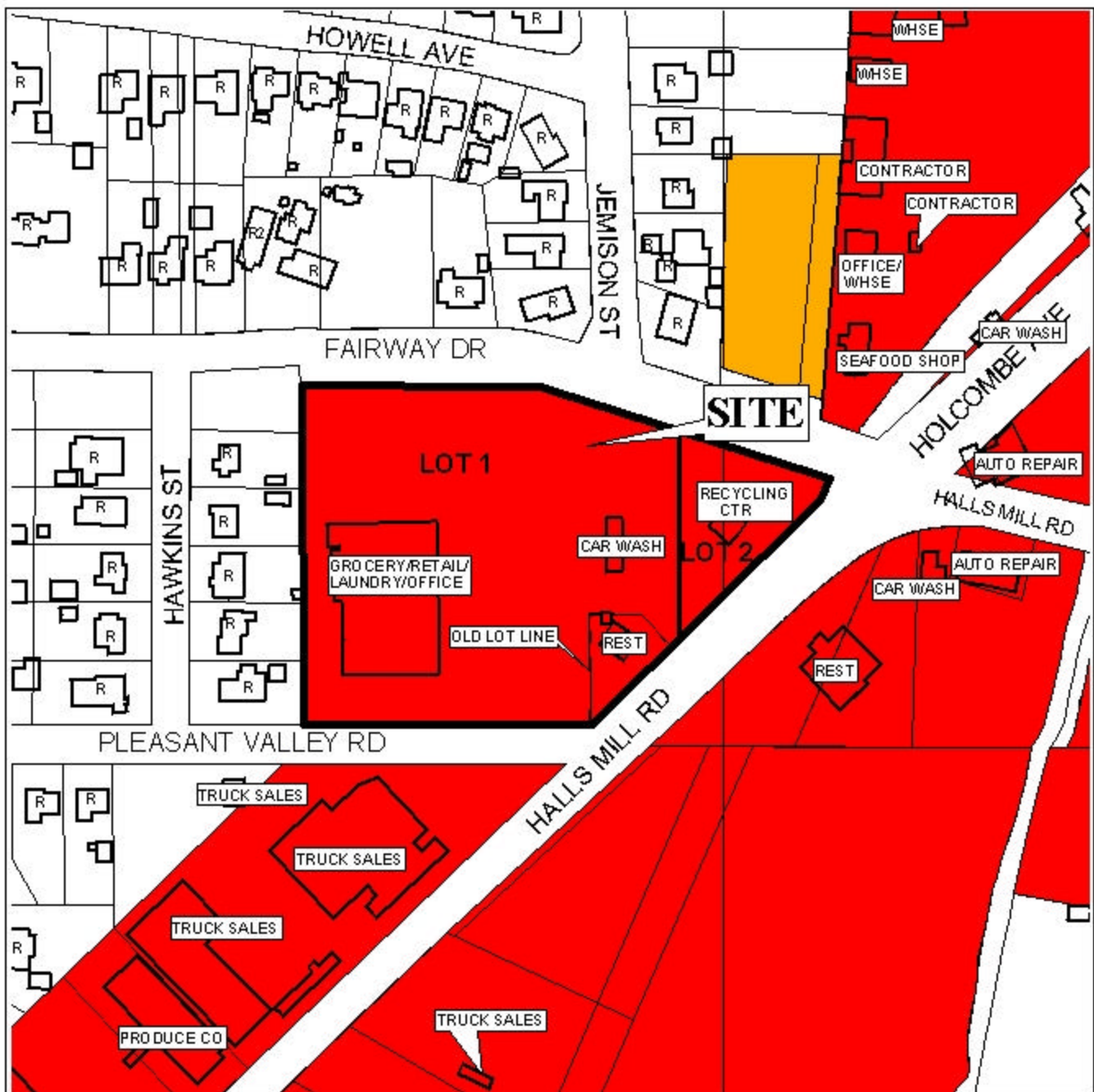
APPLICATION NUMBER 9 DATE April 3, 2003

APPLICANT Mertz Station Subdivision

REQUEST Subdivision



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LEGEND

