

# **WESTWOOD FARMS SUBDIVISION, RESUBDIVISION OF LOT 2 OF THE RESUBDIVISION OF LOTS 110, 111 AND 112**

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 1.3  $\pm$  acres, 1 lot subdivision which is located on the West side of Halls Mill Road, 80'  $\pm$  South of the West terminus of Alden Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine two lots into one lot.

Halls Mill Road is a collector street and as such requires a minimum right-of-way of 70-feet; therefore, the dedication of sufficient right-of-way to provide 35-feet from the centerline should be required.

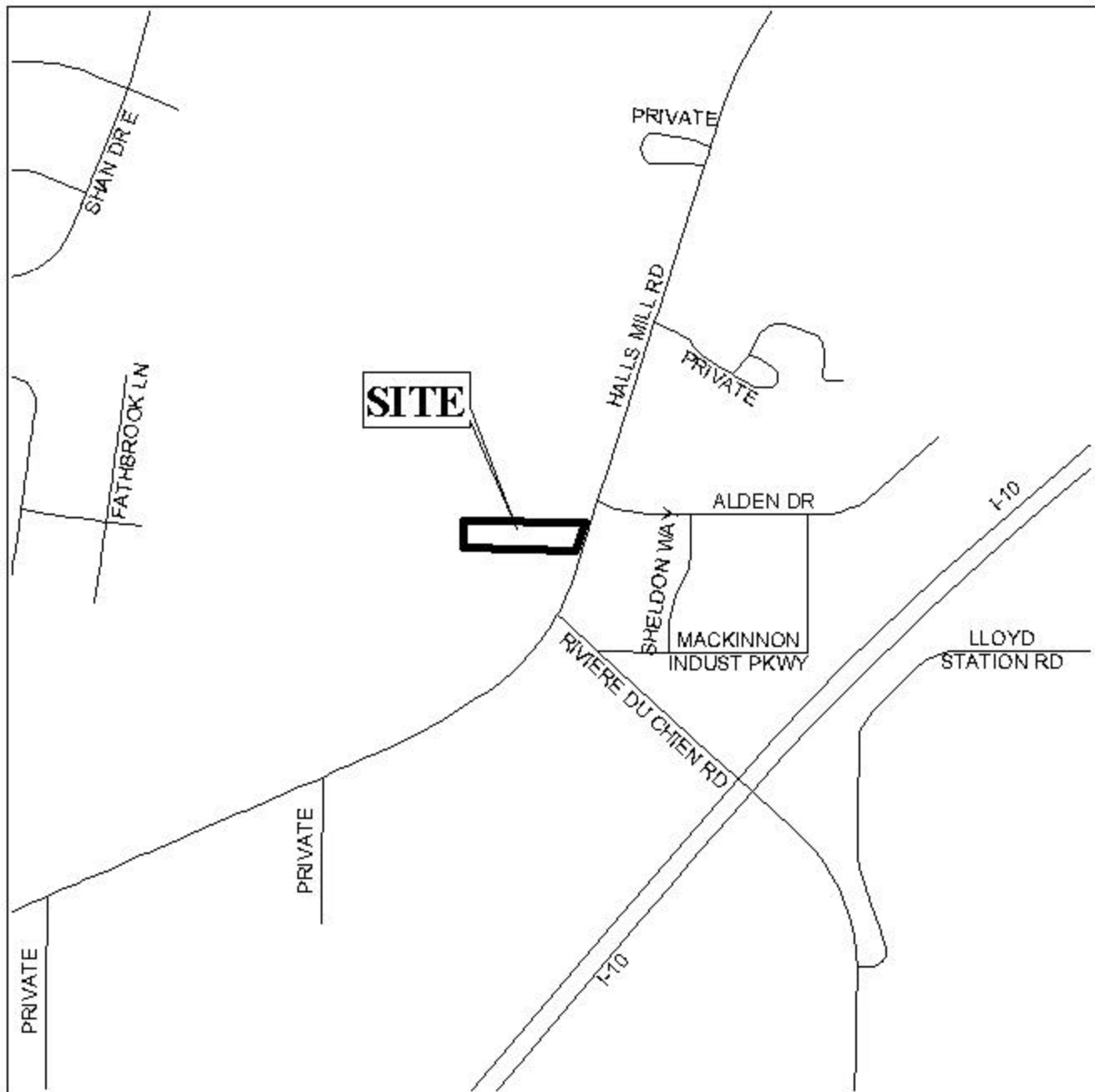
With this being a commercial subdivision, a buffer in compliance with Section V.A.7. of the Subdivision Regulations should be required where the site adjoins residential property.

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

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 35-feet from the centerline of Halls Mill Road; 2) the provision of a buffer in compliance with Section V.A.7. where the site adjoins residential property; and 3) the placement of the 25-foot minimum building setback line on the final plat.

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## LOCATOR MAP



APPLICATION NUMBER 17 DATE August 21, 2003

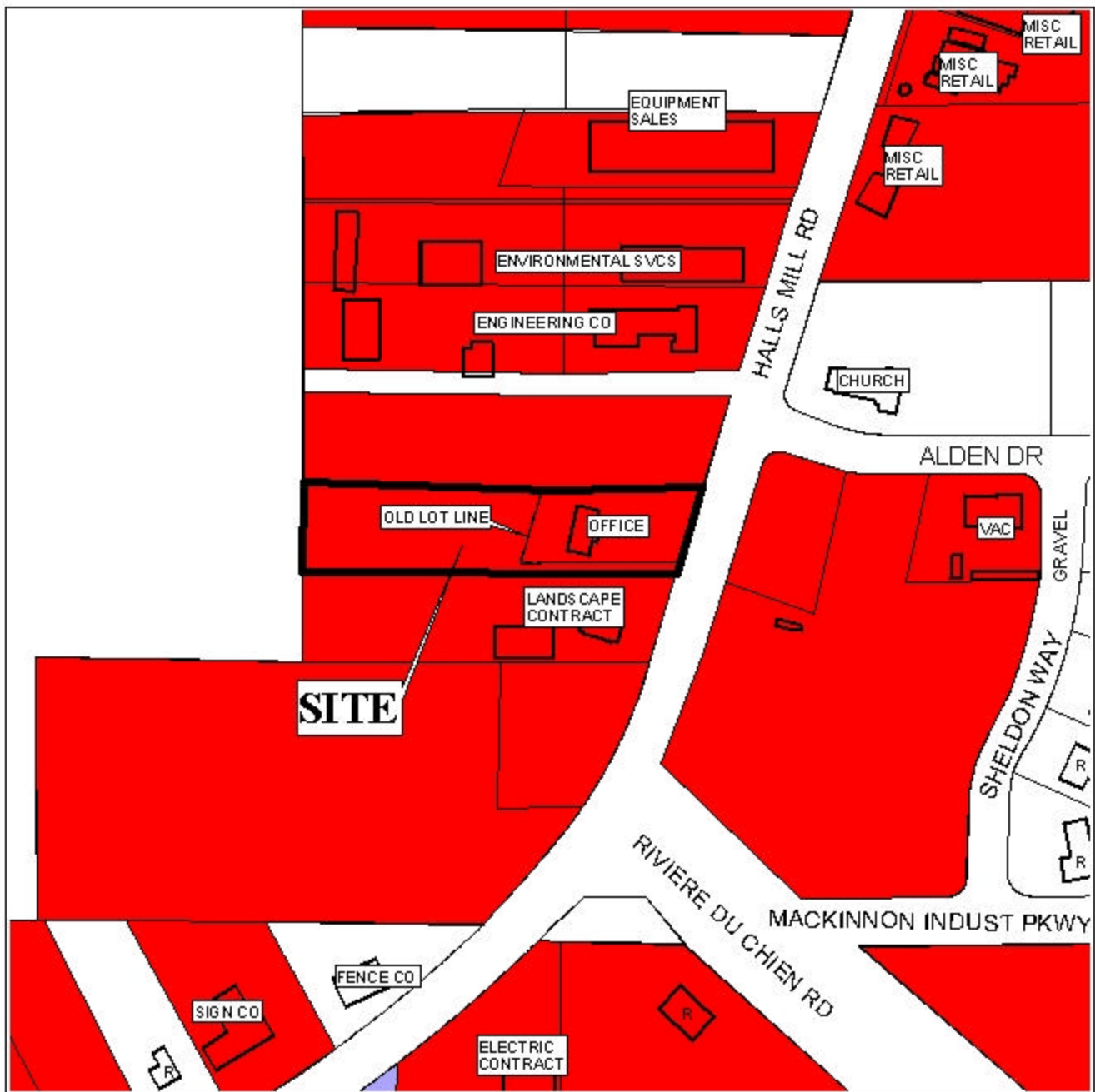
APPLICANT Westwood Farms Subdivision, Resub of Lot 2 of the Resub of Lots 110, 111, And 112

REQUEST Subdivision



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# WESTWOOD FARMS SUBDIVISION, RESUBDIVISION OF LOT 2 OF THE RESUBDIVISION OF LOTS 110, 111, AND 112



APPLICATION NUMBER 17 DATE August 21, 2003

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