

# **WESTBURY SQUARE SUBDIVISION,** **RESUBDIVISION OF AND ADDITION TO** **LOTS 2, 3 AND 4**

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, 1.9± acre subdivision which is located on the Northeast corner of Cottage Hill Road and Azalea Road. The site is served by city water and sanitary facilities.

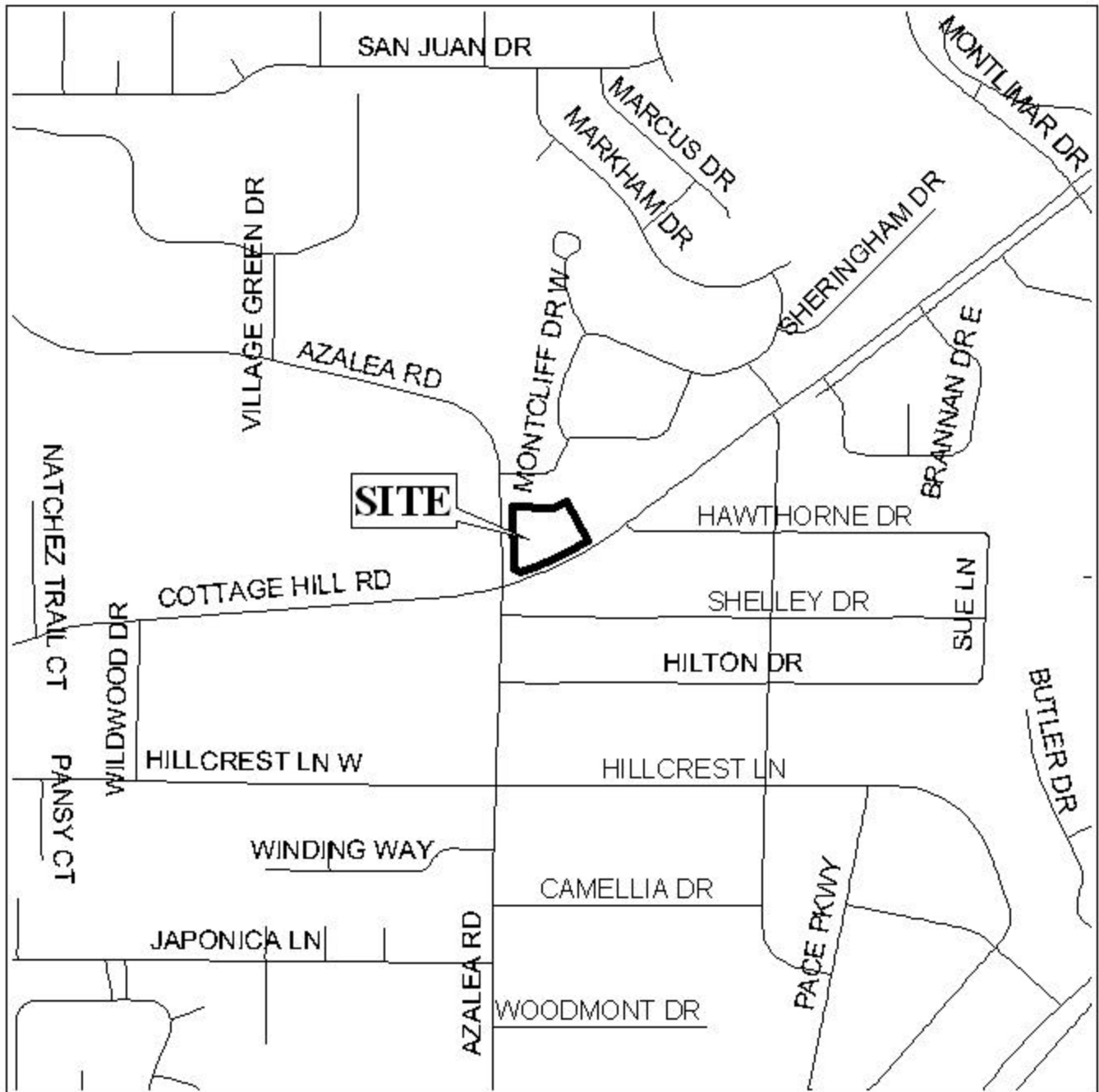
The purpose of this application is to create a two-lot subdivision from five legal lots of record.

The site fronts Cottage Hill Road and Azalea Road, both planned major streets, which have existing rights-of-way of 80-feet. However, the Major Street Plan requires a 100-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 50-feet from the centerline of both Cottage Hill Road and Azalea Road, should be required. Additionally, due to the site's location at the intersection of two major streets access management is critical, thus a note should be placed on the final plat stating the development is limited to one curb cut to Cottage Hill Road and one curb cut to Azalea Road, with the size, location and design to be approved by County Engineering.

Lot 2 as illustrated on the Vicinity Map has approximately 183-feet of road frontage on Cottage Hill Road and approximately 14-feet of road frontage on Azalea Road. The Subdivision Regulations require that access be a minimum of 25-foot, or the submission of a Planned Unit Development application to allow shared access and parking between multiple lots.

Based upon the preceding, this application is recommended for holdover until the July 10<sup>th</sup> Planning Commission meeting to allow the applicant to submit a Planned Unit Development application to address the issues of shared access and parking.

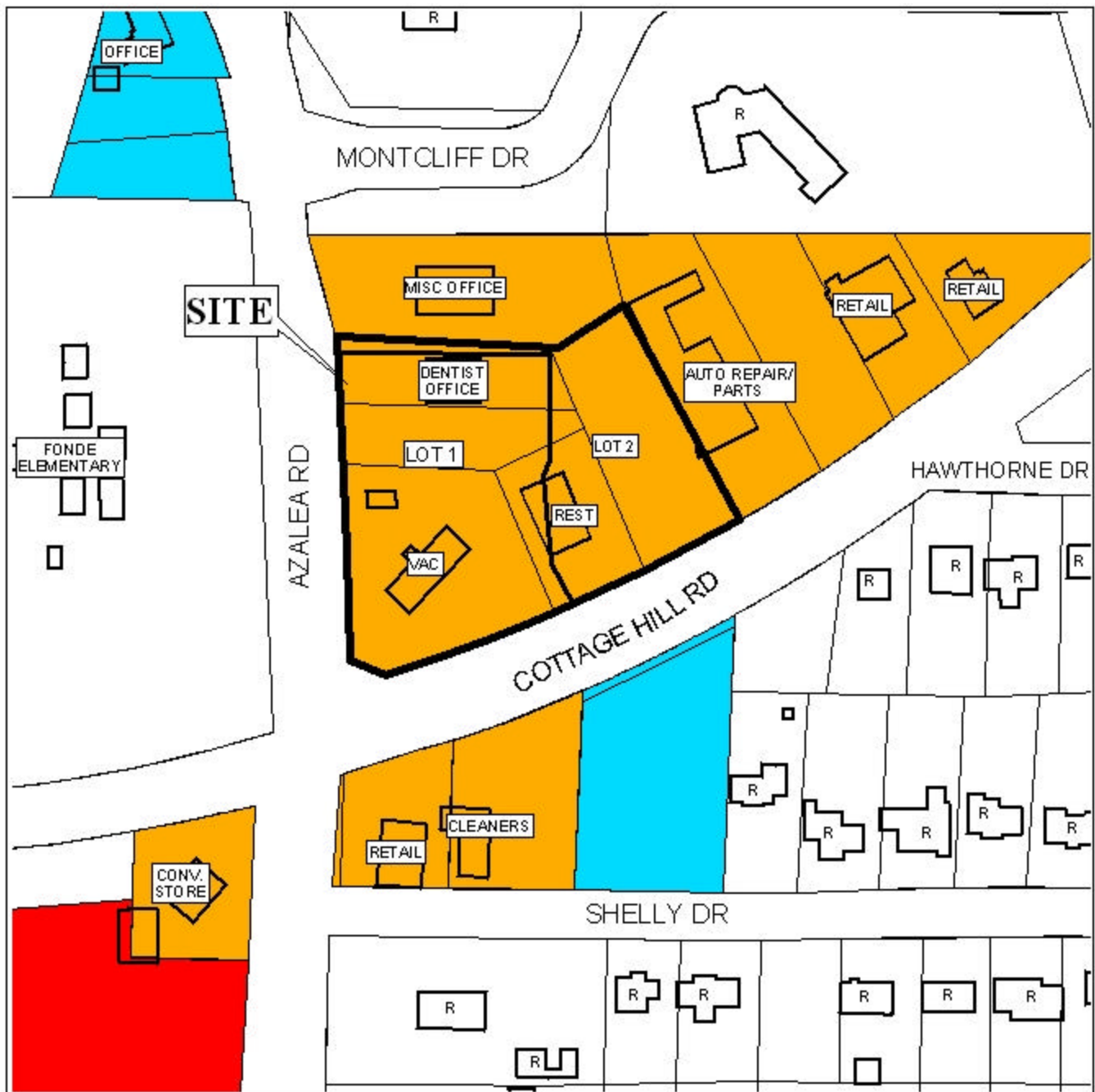
## LOCATOR MAP



APPLICATION NUMBER 20 DATE June 19, 2003  
APPLICANT Westbury Square Subdivision, Resubdivision of  
and Addition to Lots 2, 3 and 4  
REQUEST Subdivision



# WESTBURY SQUARE SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOTS 2, 3 AND 4



APPLICATION NUMBER 20 DATE June 19, 2003

LEGEND

