

CARLTON ACRES SUBDIVISION, **RESUBDIVISION OF LOTS 28 & 29**

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 3 lots, 0.6 ± acres subdivision which is located on the Southwest corner of Carlton Acres West and Halls Mill Road. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide two lots into three lots.

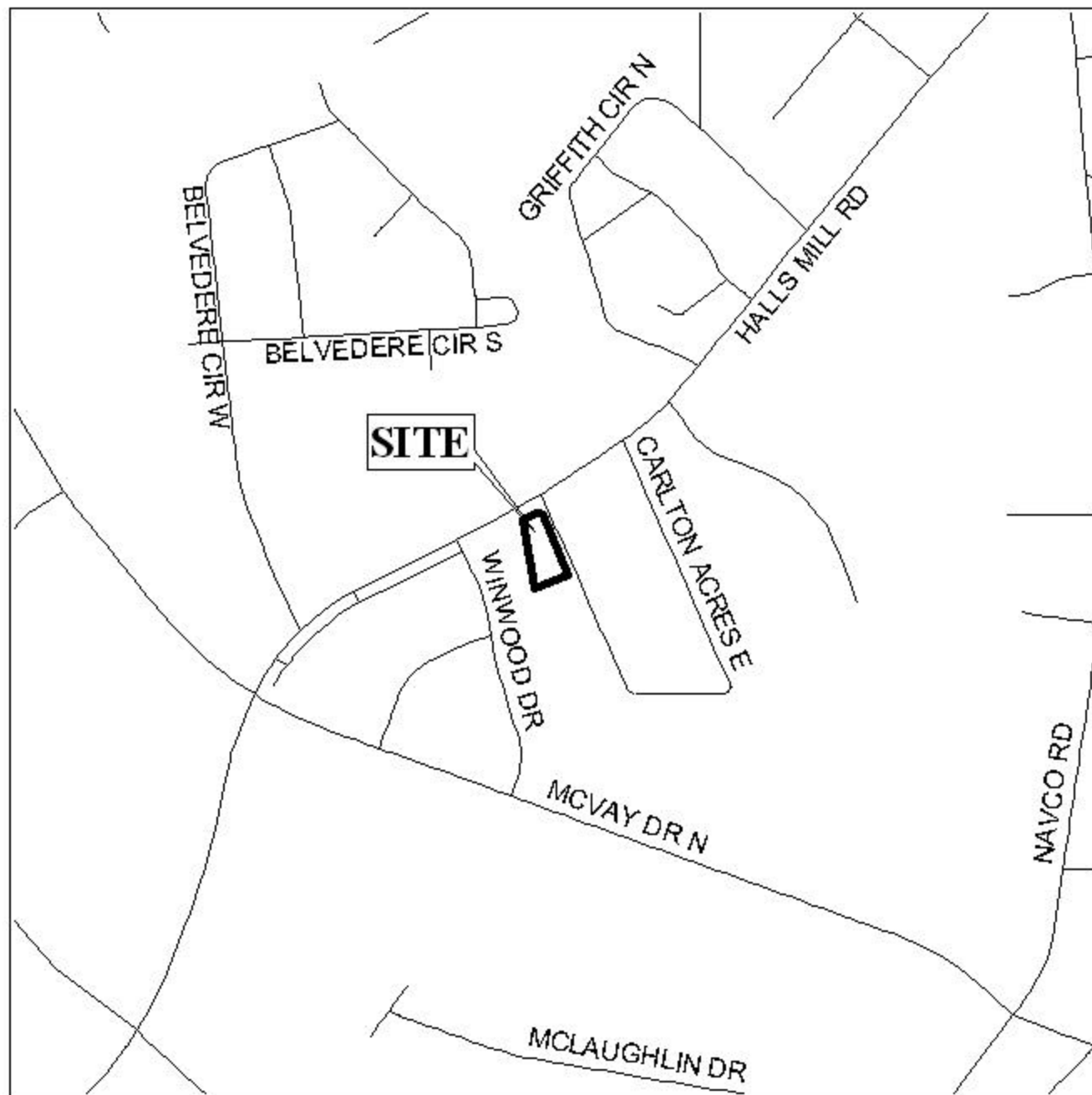
The twenty-five foot minimum building setback lines are not illustrated, but would be required on the final plat.

Lots 1, 2 and 3 are limited to one curb cut each to West Carlton Road, with the size, location and design to be approved by Traffic Engineering Department. However, Lot 1 is located on a corner, and as a means of access management, direct access to Halls Mill Road should be denied.

As illustrated on the preliminary plat, a garage is constructed across the property line on Lot 3, thus the garage should be removed prior to the recording of the final plat so as not to create a violation of the Zoning Ordinance.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of the 25-foot minimum setback line on the final plat; 2) the placement of a note on the final plat stating that Lots 1, 2 and 3 are limited to one curb cut each to West Carlton Road, with the size, location and design to be approved by Traffic Engineering Department and Lot 1 be denied direct access to Halls Mill Road; and 3) the garage be removed on Lot 3 prior to the recording of the final plat so as not to create a violation of the Zoning Ordinance .

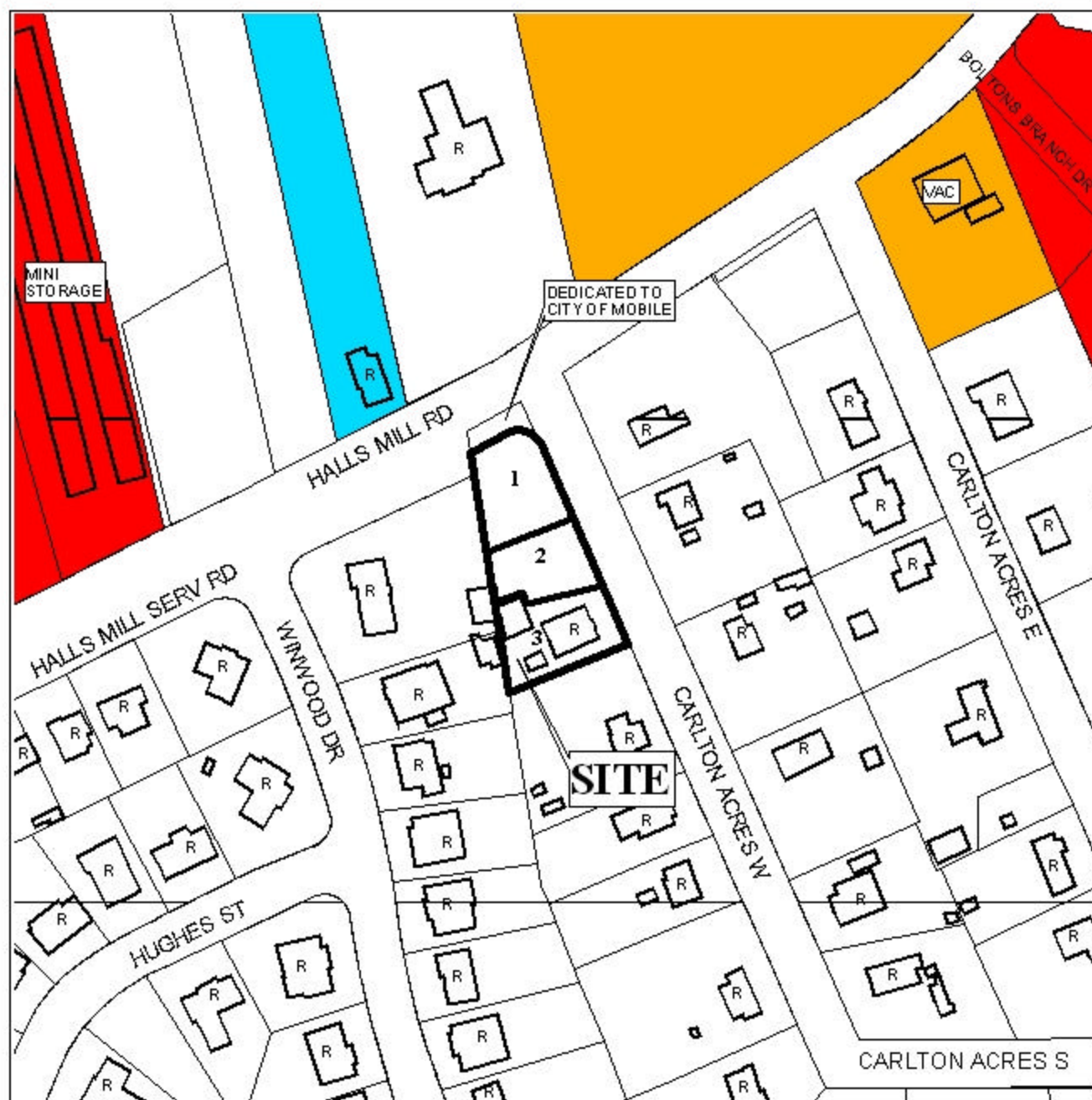
LOCATOR MAP



APPLICATION NUMBER 11 DATE June 5, 2003
APPLICANT Carlton Acres Subdivision, Resub. of Lots 28 & 29
REQUEST Subdivision



CARLTON ACRES SUBDIVISION, RESUBDIVISION OF LOTS 28 & 29



APPLICATION NUMBER 11 DATE June 5, 2003

LEGEND

