

MCDUFFIE ESTATES SUBDIVISION, RESUBDIVISION

OF LOTS 1-5

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.

The plat illustrates the proposed 1.9 ± acre, 4 lot subdivision which is located on the south side of Wulff Road South, 385 feet ± west of the south terminus of Hardeman Road. The subdivision is served by public water and individual septic systems.

The purpose of this application is to create 4 lots from 5 existing lots.

The site fronts Wulff Road South, a planned major street. The current right-of-way width of 80 feet is less than the recommended width of 100 feet, according to the Major Street Plan. Therefore, the minimum building setback line should be 35 feet from the existing right-of-way in order to accommodate the possible future widening of Wulff Road South. The minimum building setback line is not depicted on the plat, but would be required on the Final Plat, if approved, in conformance with Section V.D.9. of the Subdivision Regulations.

As the site fronts a major street, access management is a concern. Due to the limited width of the lot frontages along Wulff Road South, a maximum of one driveway per lot should be permitted. The location, size, and design of driveways must be approved by County Engineering.

The site is located in the County, thus a note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

The plat is recommended for Tentative Approval subject to the following conditions: 1) depiction of the minimum building setback line at 35-feet from the existing Wulff Road South right-of-way, in conformance with Section V.D.9. of the Subdivision Regulations; 2) placement of a note on the Final Plat stating that lots A-D are limited to one curb cut each, with curb cut sizes, location and design to be approved by County Engineering; and 3) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

LOCATOR MAP



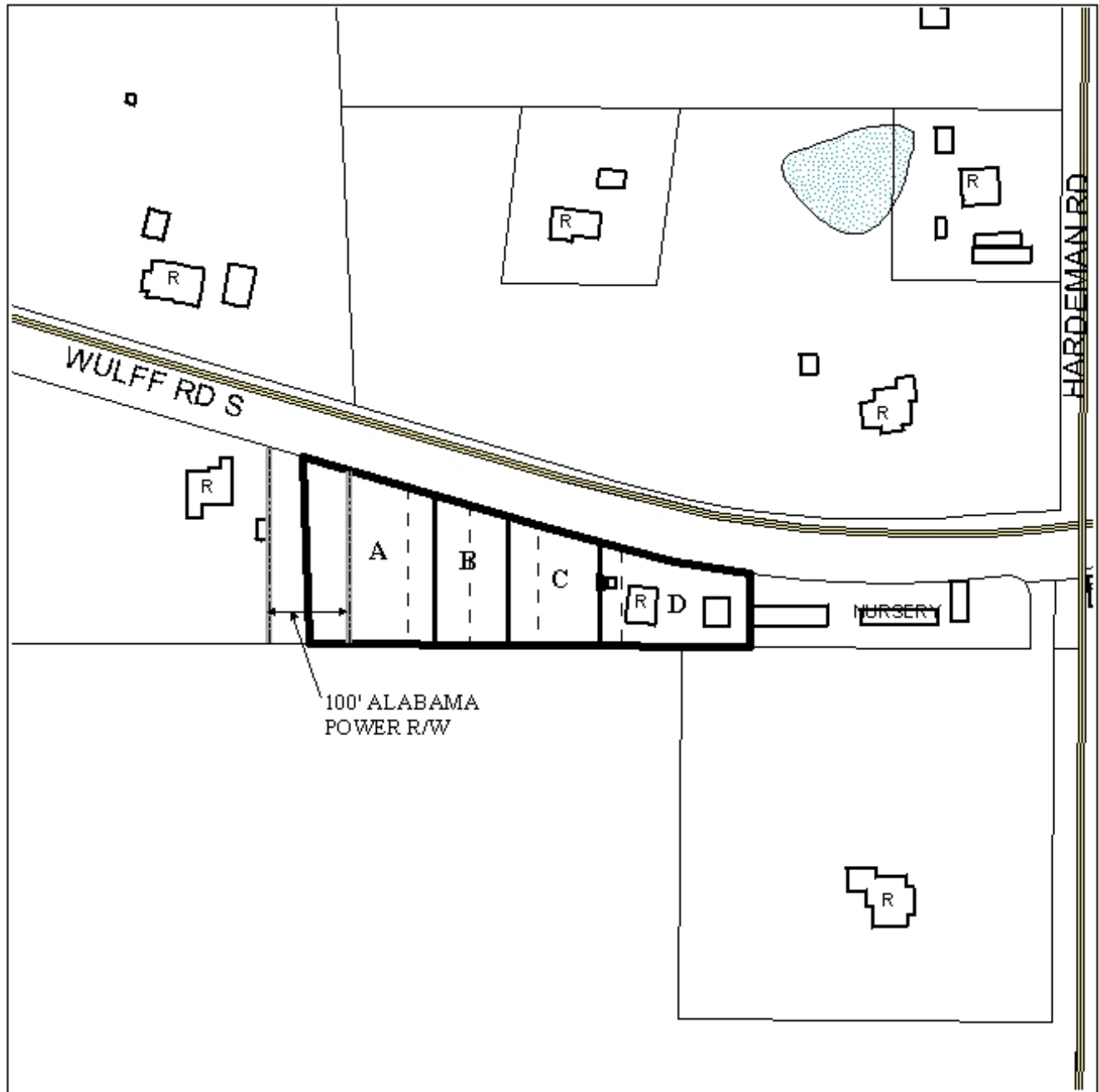
APPLICATION NUMBER 7 DATE June 2, 2005

APPLICANT McDuffie Estates Subdivision, Resub of Lots 1-5

REQUEST Subdivision



MCDUFFIE ESTATES SUBDIVISION, RESUBDIVISION OF LOTS 1-5



APPLICATION NUMBER 7 DATE June 2, 2005

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