

BLACKBERRY LANE SUBDIVISION

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 number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed .45-acre, 2 lot subdivision which is located at 3859 Old Shell Road, at the South side of Old Shell Road, 155'± East of Dogwood Lane, and is in Council District 7. The subdivision is served by public water and sanitary sewer.

The purpose of the application is to subdivide a single lot into two new lots.

The property fronts Old Shell Road, which has an adequate right-of-way of 60 feet. Lot size, width to depth ratio, and frontage are all adequate.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following condition: 1) the dedication of adequate right-of-way to provide 25 feet from the centerline of Old Shell Road.

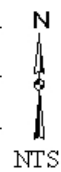
LOCATOR MAP



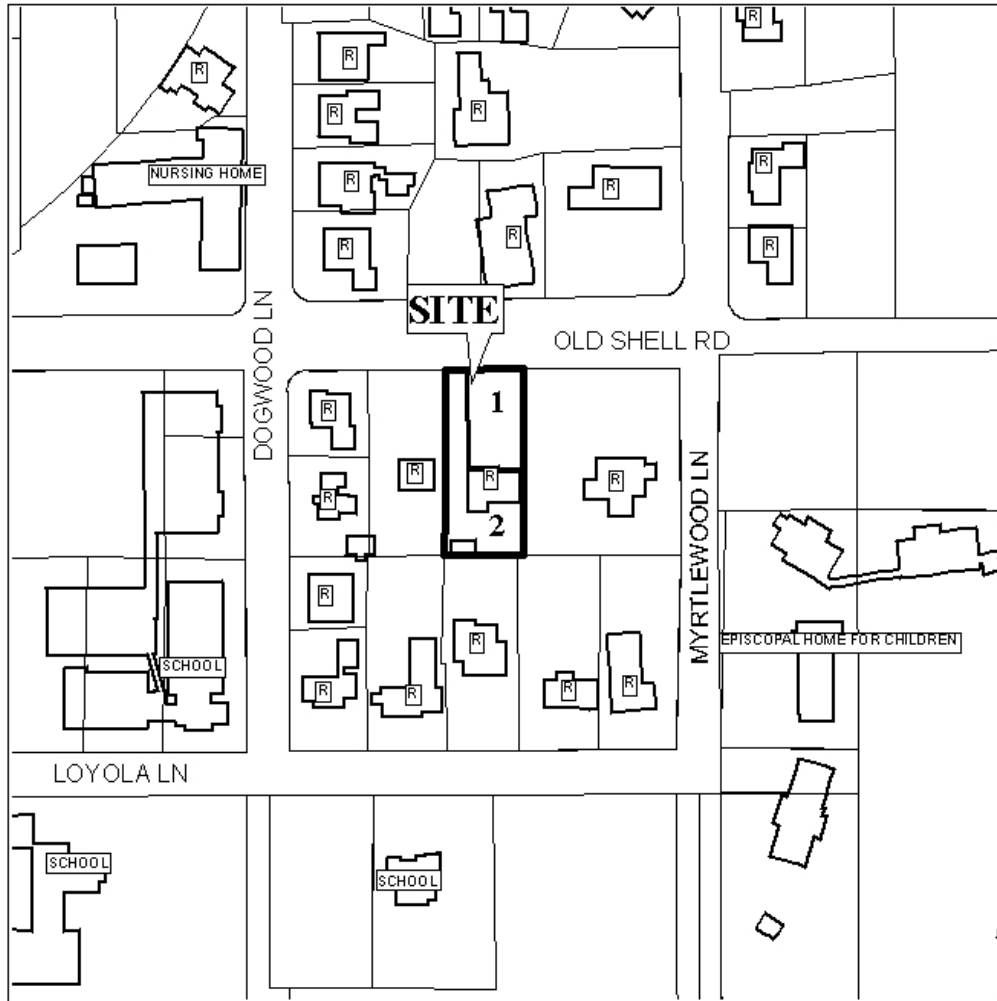
APPLICATION NUMBER 11 DATE January 6, 2005

APPLICANT Blackberry Lane Subdivision

REQUEST Subdivision



BLACKBERRY LANE SUBDIVISION



APPLICATION NUMBER 11 DATE January 6, 2005

LEGEND

