

KELLER SMITH 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 1.5± acre, 1-lot subdivision which is located on the East side of Lakeside Drive, 35'± North of the East terminus of Lakeside Court, and is in Council District 4. The site is served by public water and sanitary sewer.

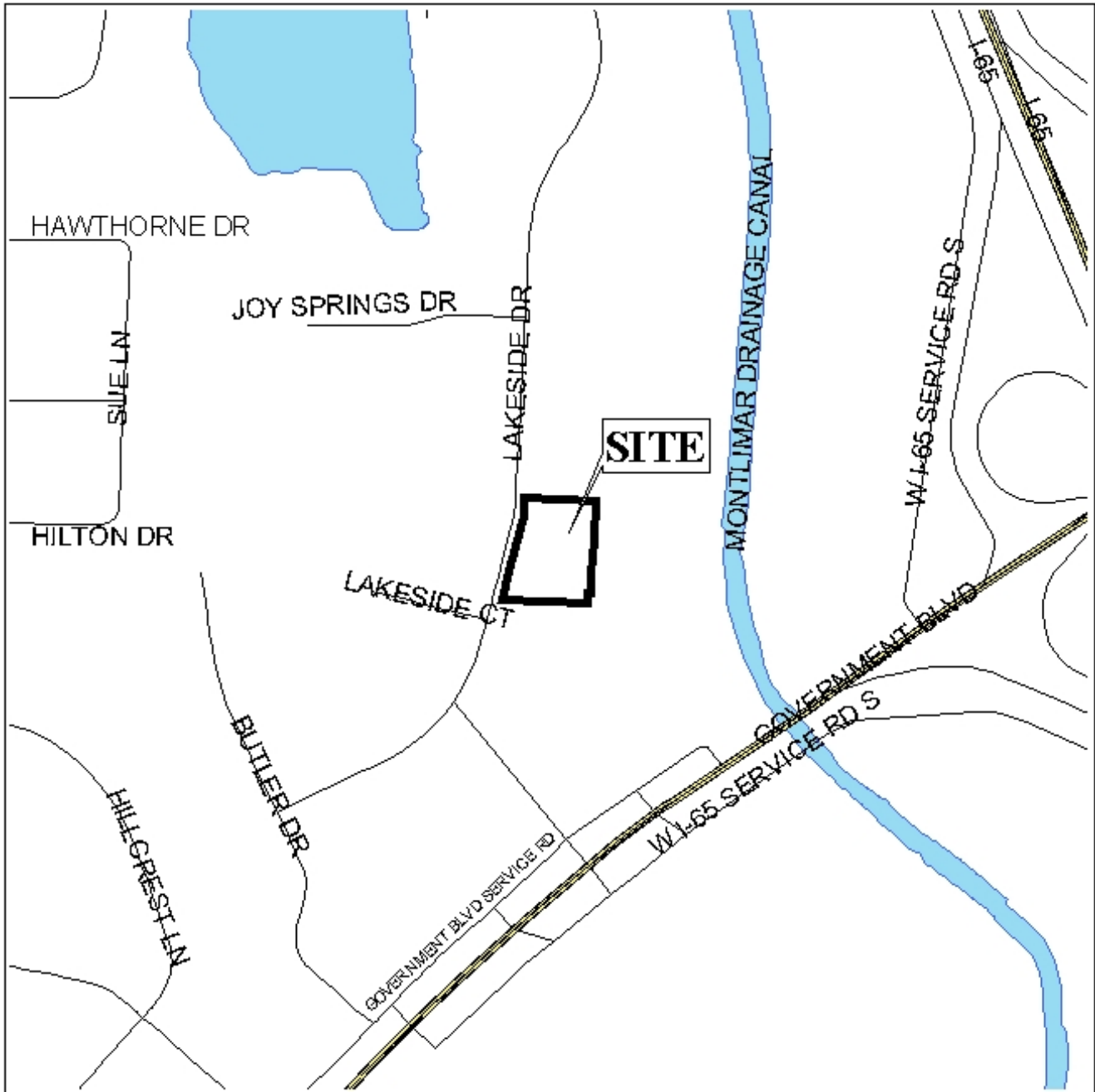
The purpose of the application is the creation of a one-lot subdivision from three existing lots of record.

The site fronts Lakeside Drive, which has a 50' right-of-way. As the site would have almost 300' of frontage on Lakeside Drive, it is recommended that the site be limited to the two existing curb cuts.

The plat does not illustrate the required 25' minimum building setback, which would be required on the final plat.

The site meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) that the site be limited to the two existing curb cuts; and 2) the depiction of the 25' minimum building setback lines on the final plat.

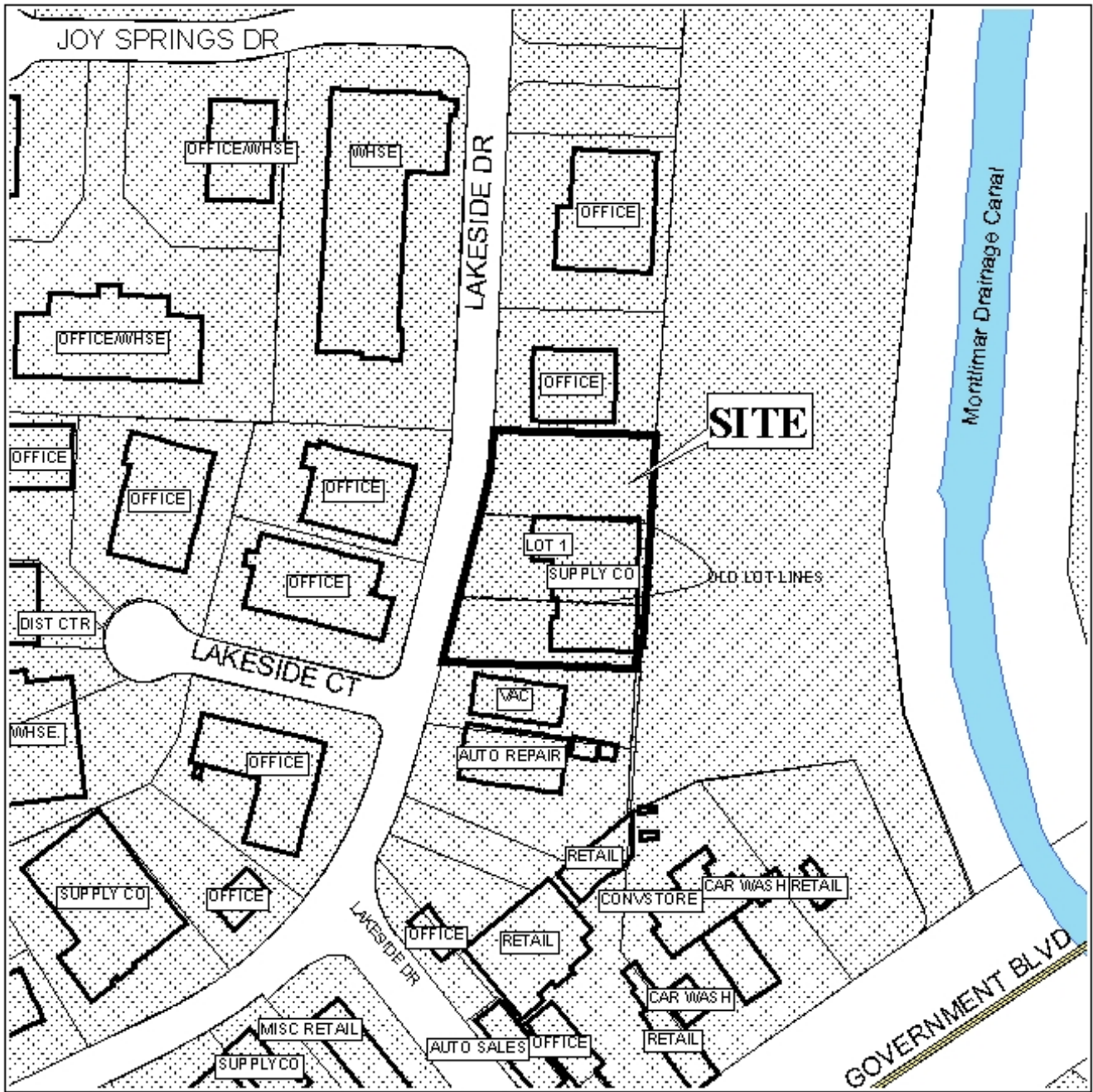
LOCATOR MAP



APPLICATION NUMBER 13 DATE July 21, 2005
APPLICANT Keller Smith Subdivision
REQUEST Subdivision

















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LEGEND

													
R-1	R-2	R-3	R-4	R-5	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	L-1	L-2

NTS