

FERNLEA 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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 0.5 ± acres, 1 lot subdivision which is located on West side of Gladys Avenue, 50' ± South of New Hamilton Street. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine three lots into one lot.

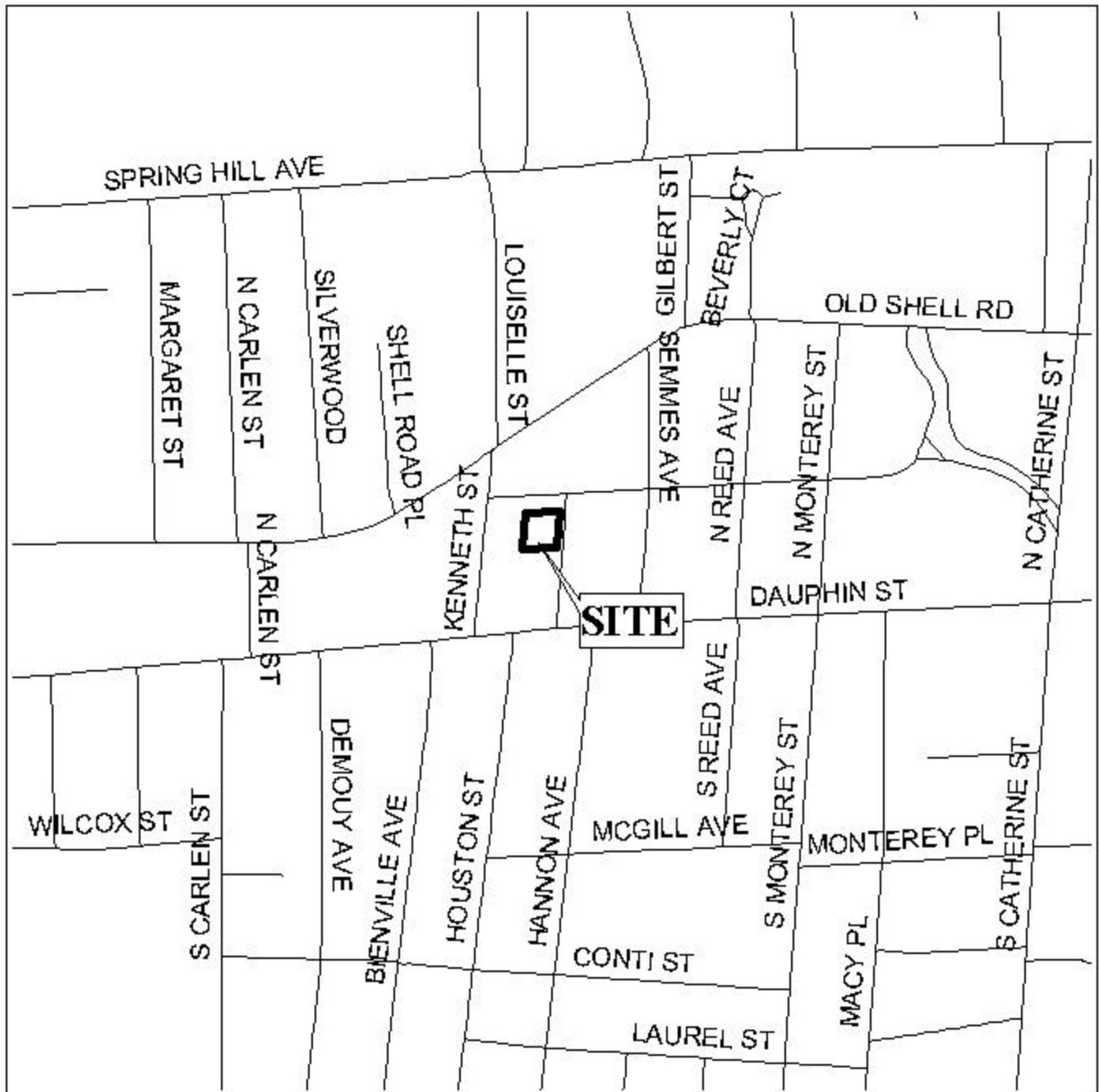
As illustrated on the Vicinity Map, a 10' alley [unopened] is to the rear of the proposed subdivision; therefore, the placement of a note on the final plat stating that site is denied direct access to the alley should be required.

The twenty-five foot minimum building setback line is not shown but would be required on the final plat.

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 a note on the final plat stating that the site is denied direct access to the alley; and 2) the placement of the twenty-five foot minimum building setback line on the final plat.

.

LOCATOR MAP



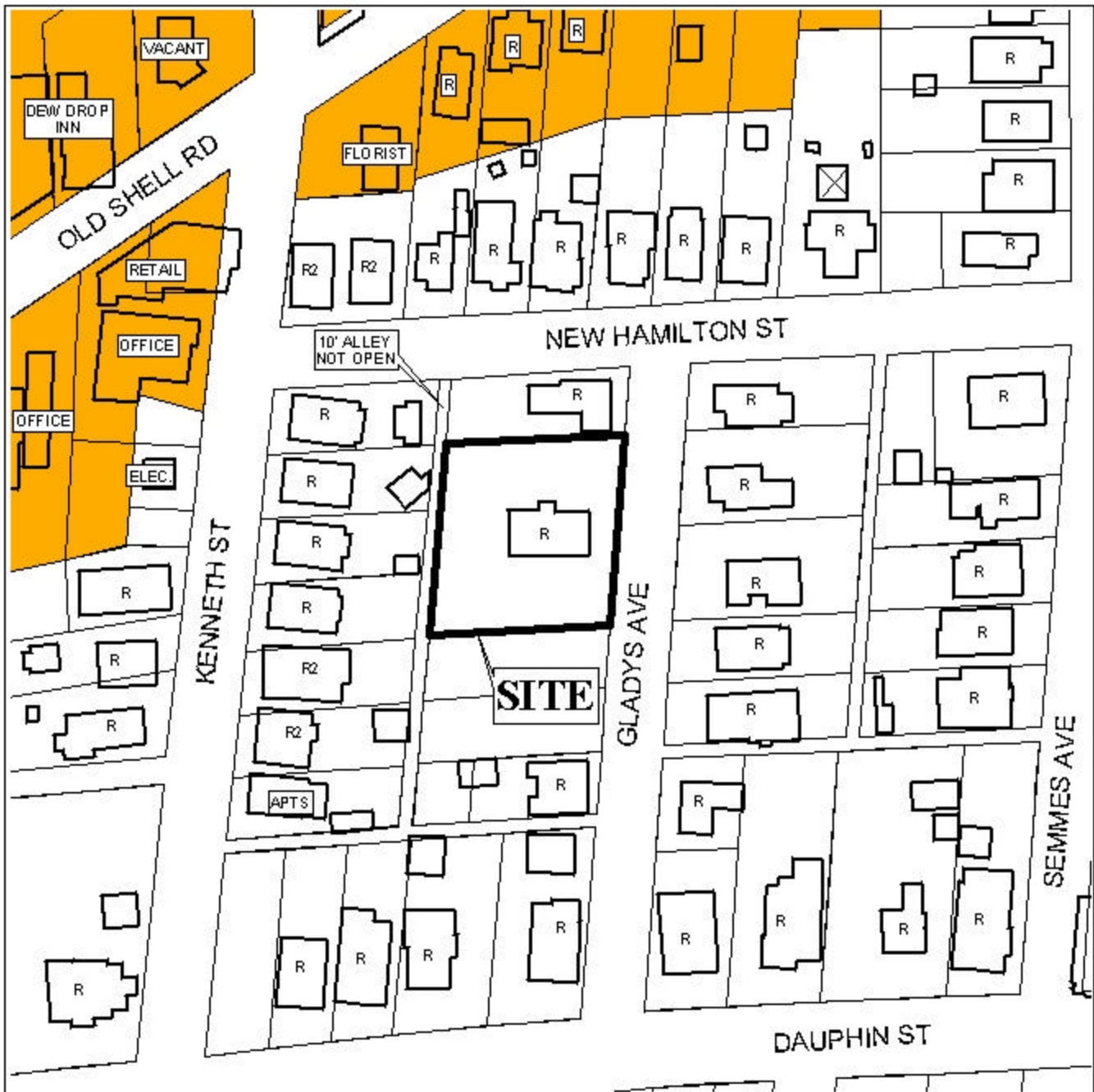
APPLICATION NUMBER 11 DATE May 1, 2003

APPLICANT Fernlea Subdivision

REQUEST Subdivision



FERNLEA SUBDIVISION



APPLICATION NUMBER 11 DATE May 1, 2003

LEGEND

