

# **RIVERVIEW SUBDIVISION, RESUBDIVISION OF PART OF LOTS 14, 15, & 16**

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, 3-lot subdivision which is located on the West side of Scenic Drive, 1400'± South of Harbor View Court and is in Council District 4. The site is served by public water and sanitary sewer.

The purpose of the application is to create three lots of record from a portion of three existing lots of record. It appears that the remainder of the original lots was severed by the construction of Scenic Drive and has since been resubdivided separately.

The site fronts Scenic Drive, which has a varying right-of-way; the plat illustrates 20 feet between the property and the centerline and the requisite dedication of 5 feet as well. The plat also illustrates a 50-foot setback from the dedication.

As the site contains wetlands and would be considered environmentally sensitive, approvals from federal, state and local agencies will be required prior to the issuance of any permits. Furthermore, the accessory structure on proposed Lot B should be removed prior to signing the final plat, since a lot cannot have an accessory structure without a primary structure.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) approval by all applicable federal, state, and local agencies prior to the issuance of any permits; 2) removal of the accessory structure from Lot B prior to signing the final plat; and 3) the dedication of 5 feet from the centerline of Scenic Drive, as shown on the plat submitted.

# LOCATOR MAP



APPLICATION NUMBER 10 DATE March 16, 2006

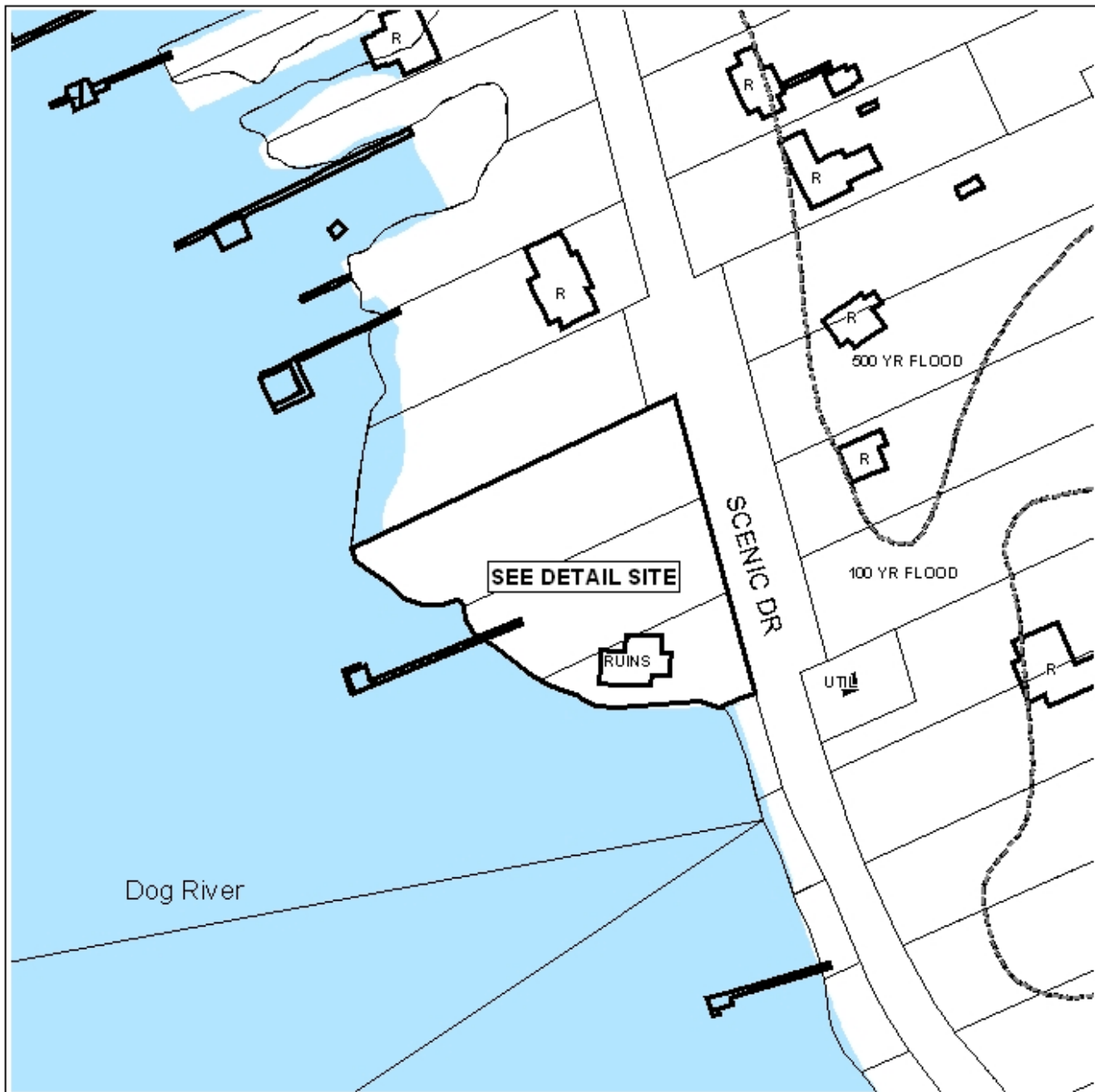
APPLICANT Riverview Subdivision, Resubdivision of Part of Lots 14, 15, & 16

REQUEST Subdivision



NTS

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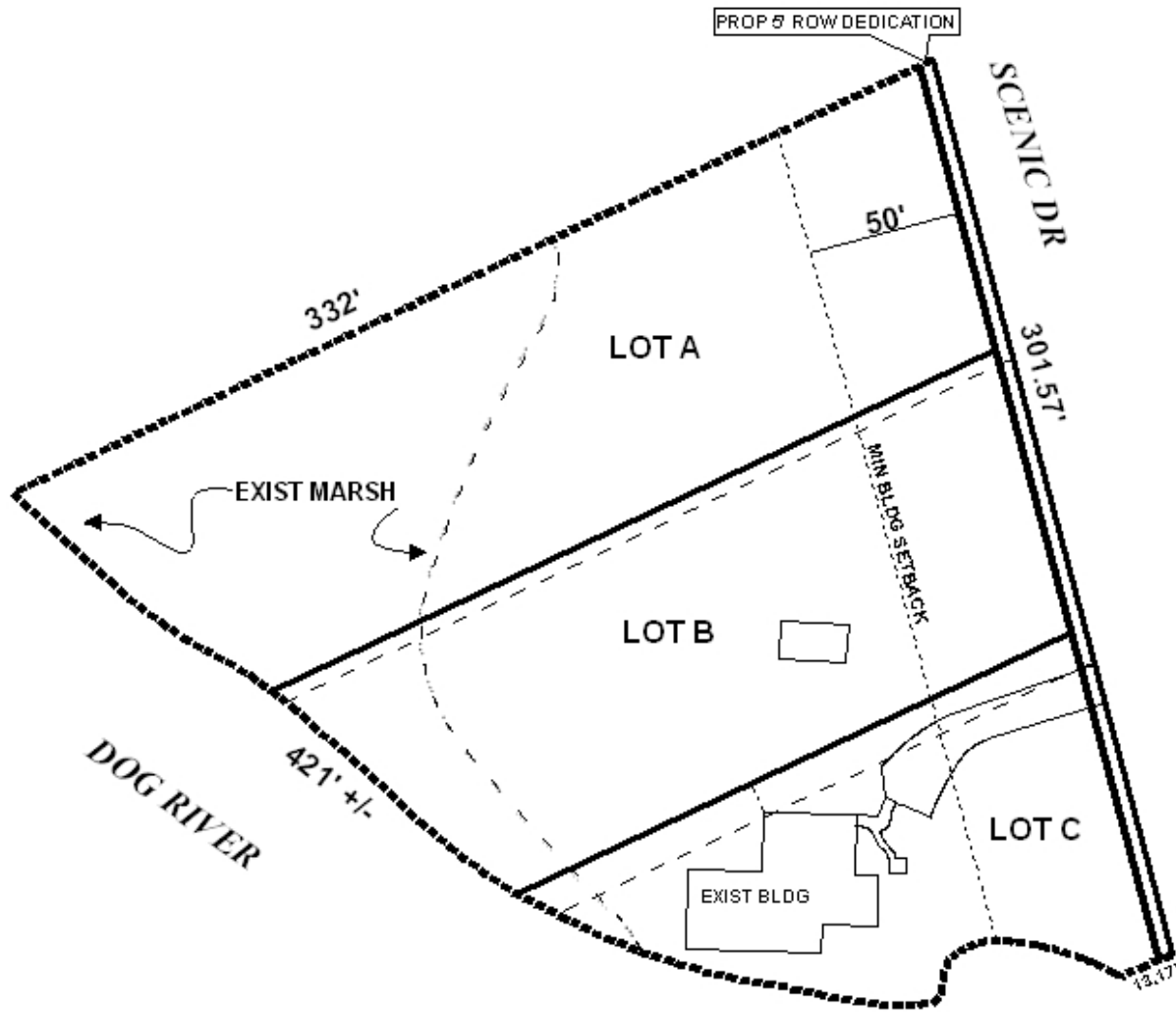
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	



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## DETAIL SITE PLAN



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