

ABC 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.

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).

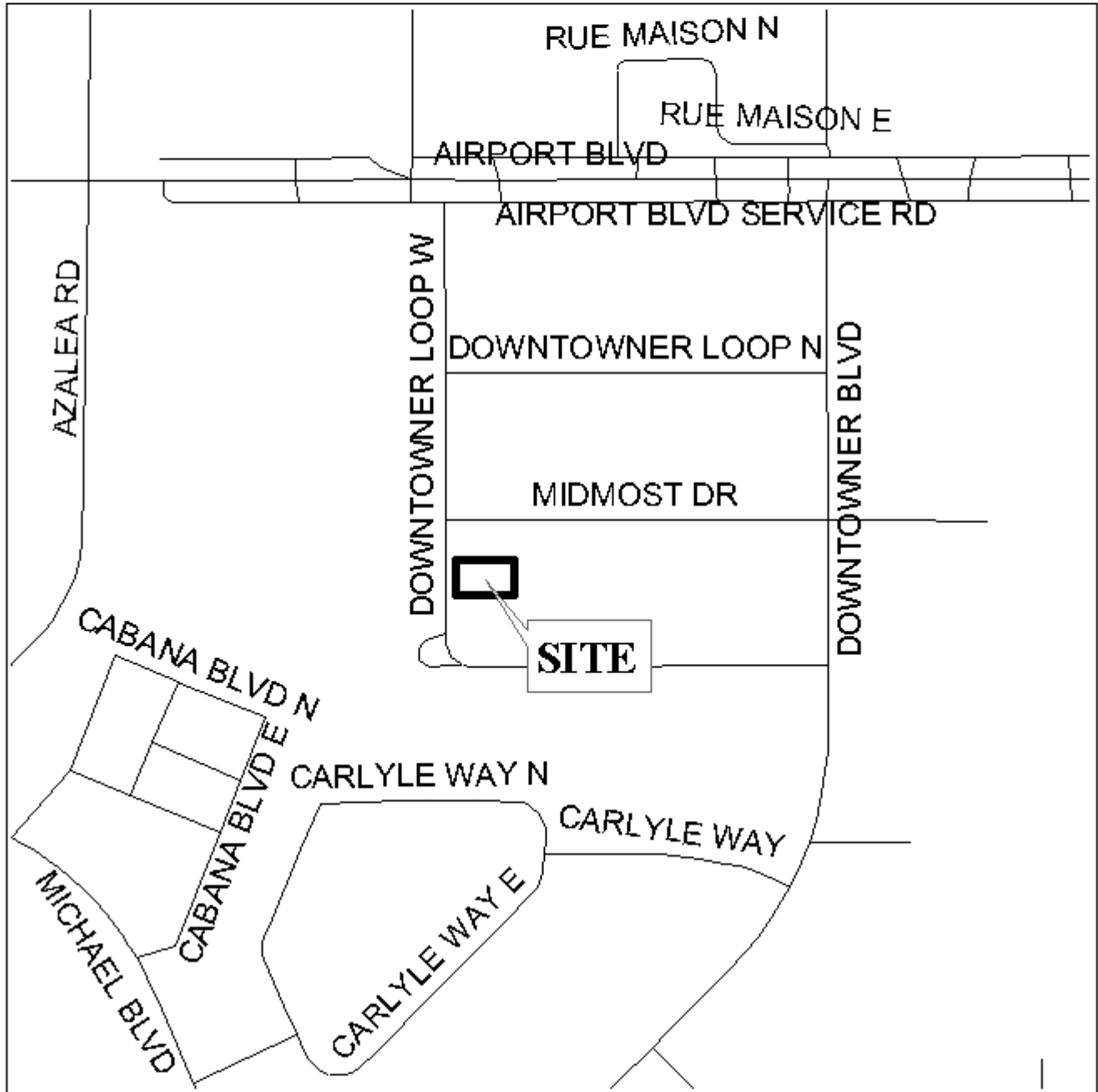
The plat illustrates the proposed 1 lot, 0.6 \pm acre subdivision which is located on the East side of Downtowner Loop West, 115' \pm South of Midmost Drive and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

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

The 25-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 condition: 1) the placement of the 25-foot minimum setback line on the final plat.

LOCATOR MAP



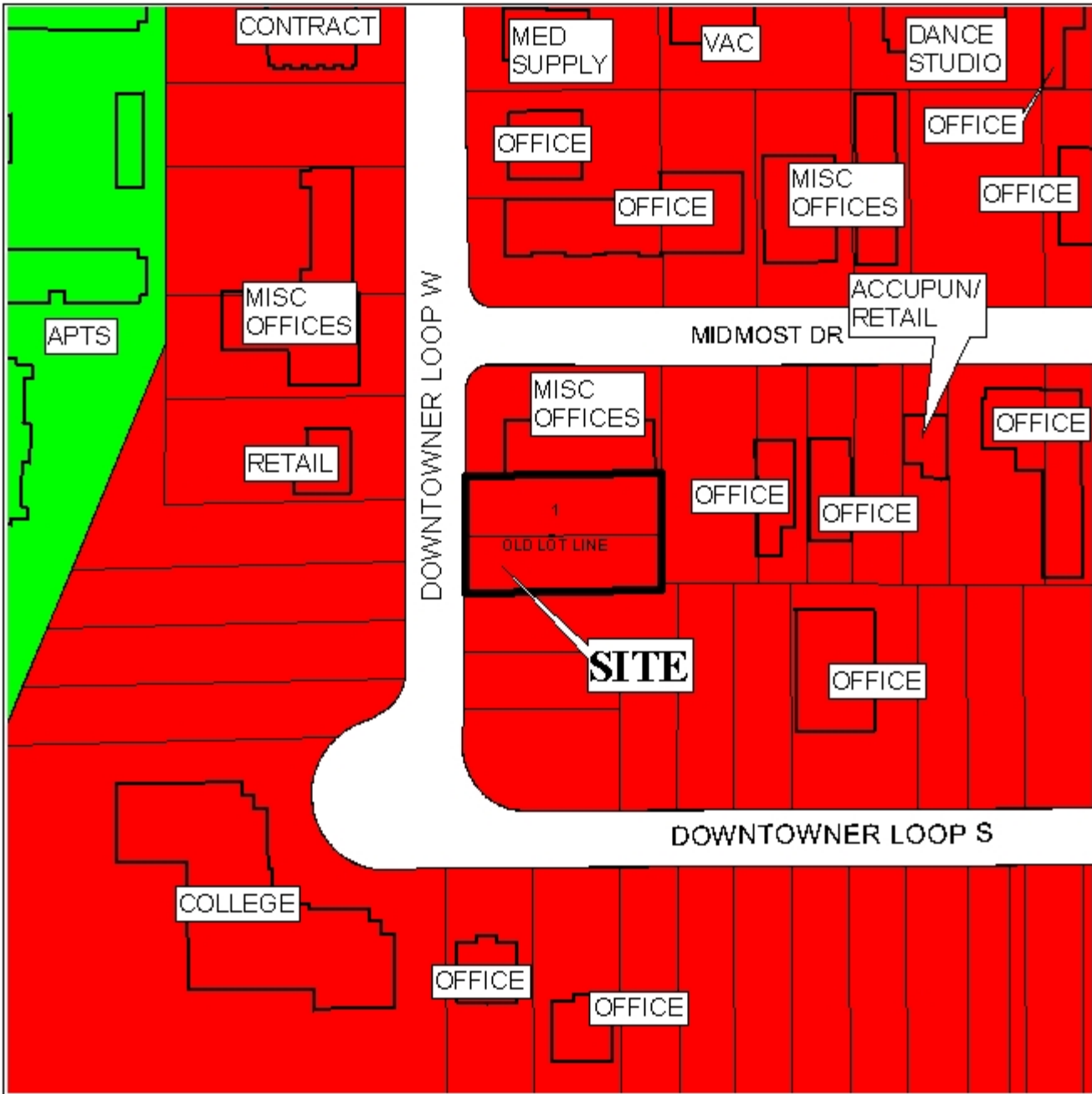
APPLICATION NUMBER 13 DATE June 3, 2004

APPLICANT ABC Subdivision

REQUEST Subdivision



ABC SUBDIVISION



APPLICATION NUMBER 13 DATE June 3, 2004

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	I-1	I-2

NO

NTS