

## **FAIROAKS SUBDIVISION, RESUBDIVISION OF** **BLOCK 7**

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 2 lot, 0.8 ± acre subdivision which is located on the North side of Pinetree Drive at its West terminus. The subdivision is served by public water and sanitary sewer.

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

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With modifications, 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 lines on the final plat.

## LOCATOR MAP



APPLICATION NUMBER 13 DATE February 19, 2004

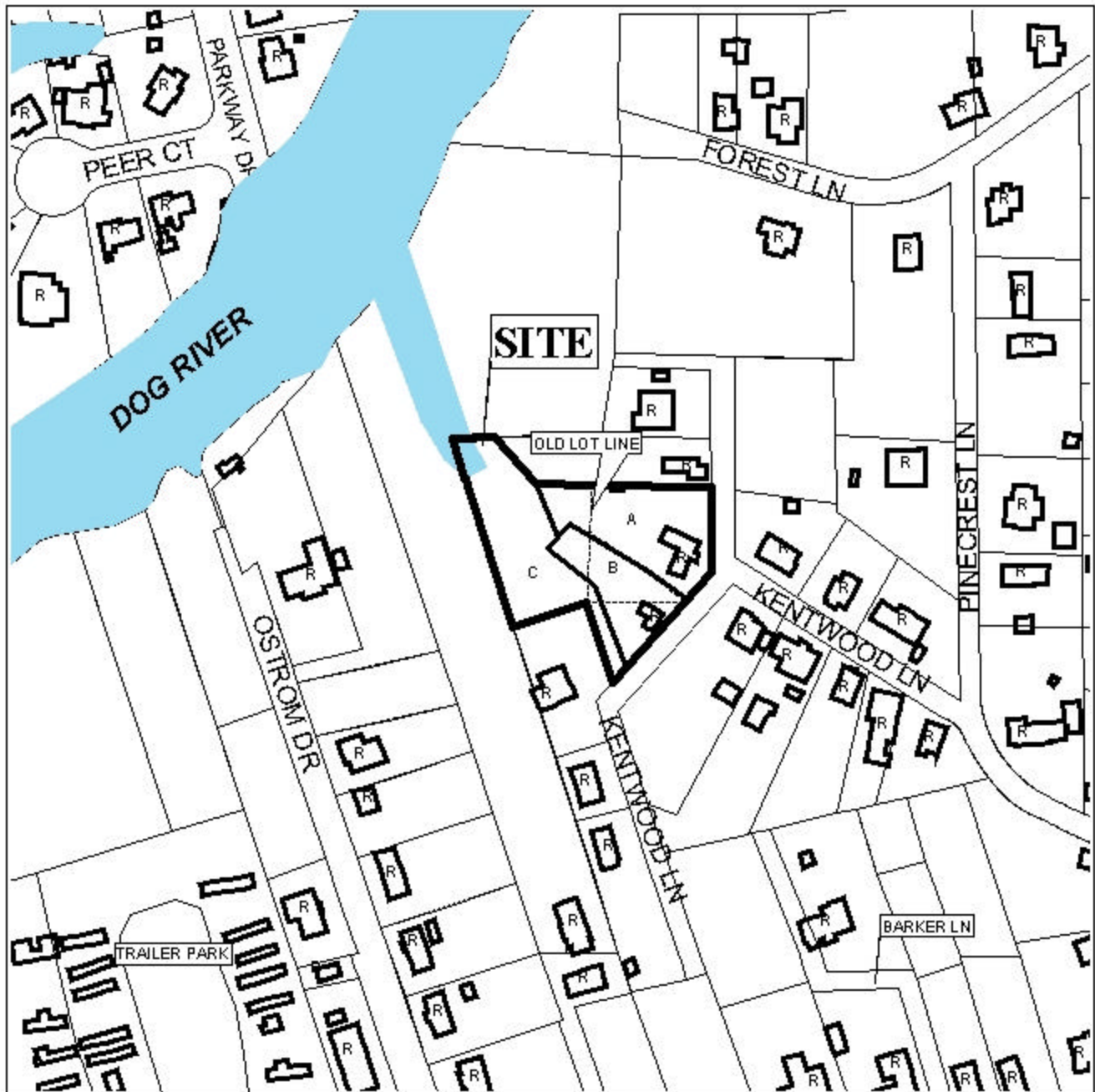
APPLICANT The Canal Subdivision

REQUEST Subdivision



NTS

# THE CANAL SUBDIVISION



APPLICATION NUMBER 13 DATE February 19, 2004

LEGEND



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