

# **RIDGEWOOD SUBDIVISION, RESUBDIVISION OF**

## **LOT 9**

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).

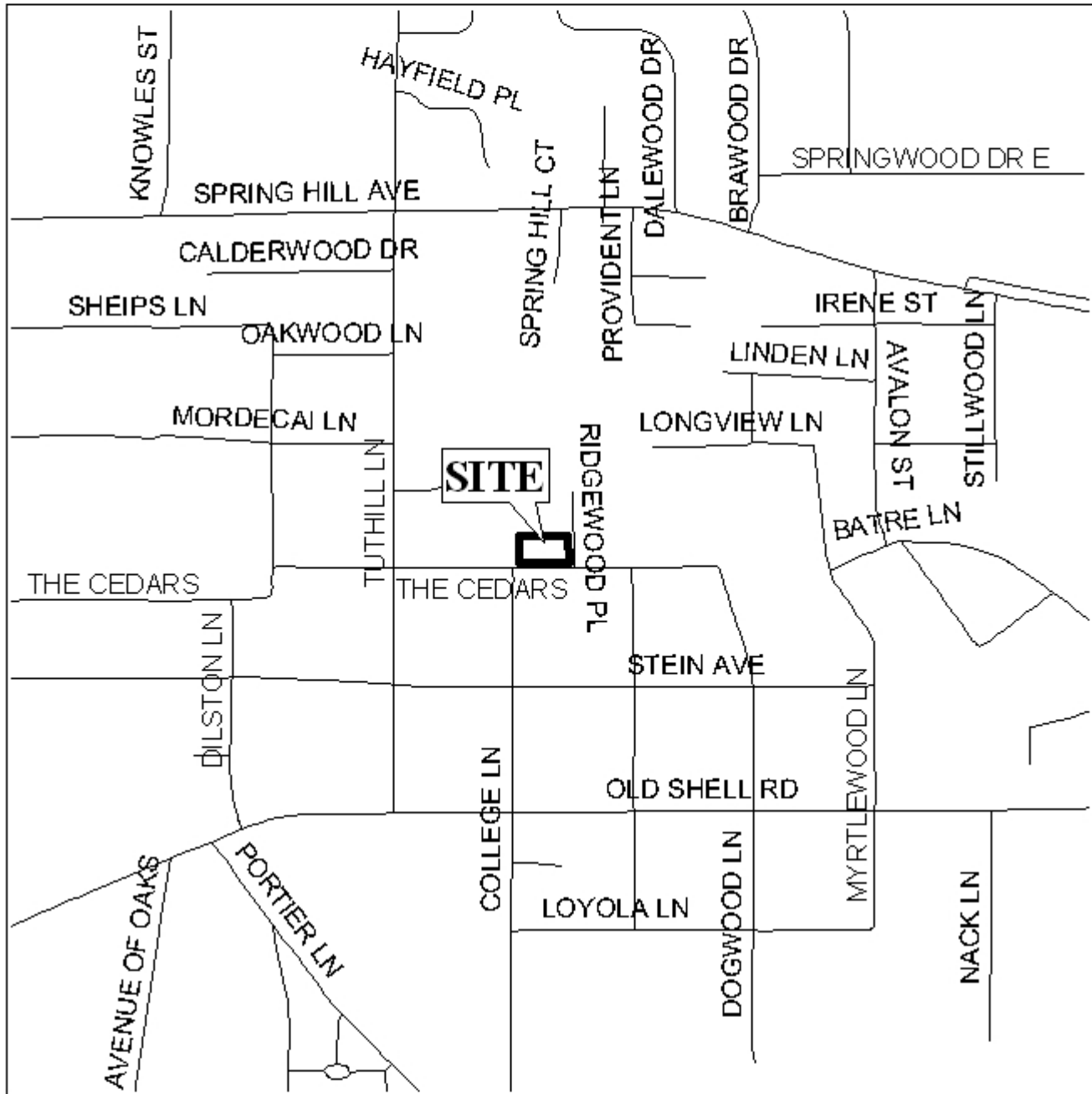
The plat illustrates the proposed 1 lot, 0.5  $\pm$  acre subdivision which is located at the Northwest corner of Ridgewood Place and The Cedars and is in City Council District 7. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to reestablish side and rear yard setbacks for a previously approved Subdivision. The proposed setbacks meet the minimum requirements of the Zoning Ordinance.

The site is a corner lot, thus the dedication of a 25' radius should be required. It should be noted that a radius is not requested at The Cedars and College Lane, as College Lane is currently unimproved and would remain as such for the foreseeable future.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the dedication of a 25-foot radius at the corner Ridgewood Place and The Cedars.

## LOCATOR MAP



APPLICATION NUMBER 8 DATE December 2, 2004

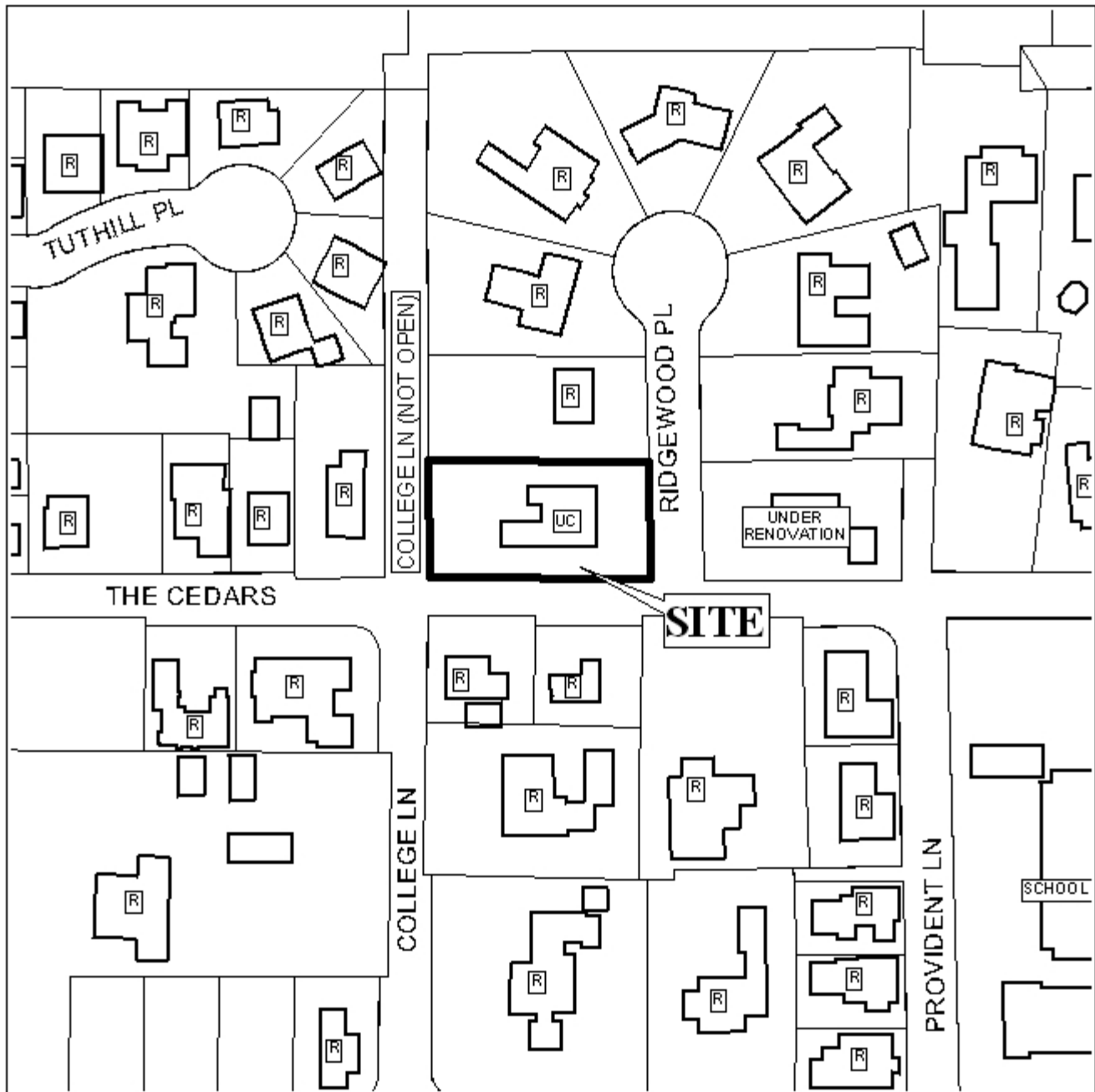
APPLICANT Ridgewood Subdivision, Resubdivision of Lot 9

REQUEST Subdivision



NTS

# RIDGEWOOD SUBDIVISION, RESUBDIVISION OF LOT 9



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LEGEND

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

