

RIVERSIDE SUBDIVISION, BLOCK 1, **RESUBDIVISION OF LOT 13**

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, 0.3 \pm acre subdivision which is located on the West side of Riverside Drive, 275' \pm North of Ward Lane, extending to the East side of Ward Road, 275' \pm North of Riverside Drive and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

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

The 25-foot minimum building setback lines are 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 lines on the final plat.

LOCATOR MAP



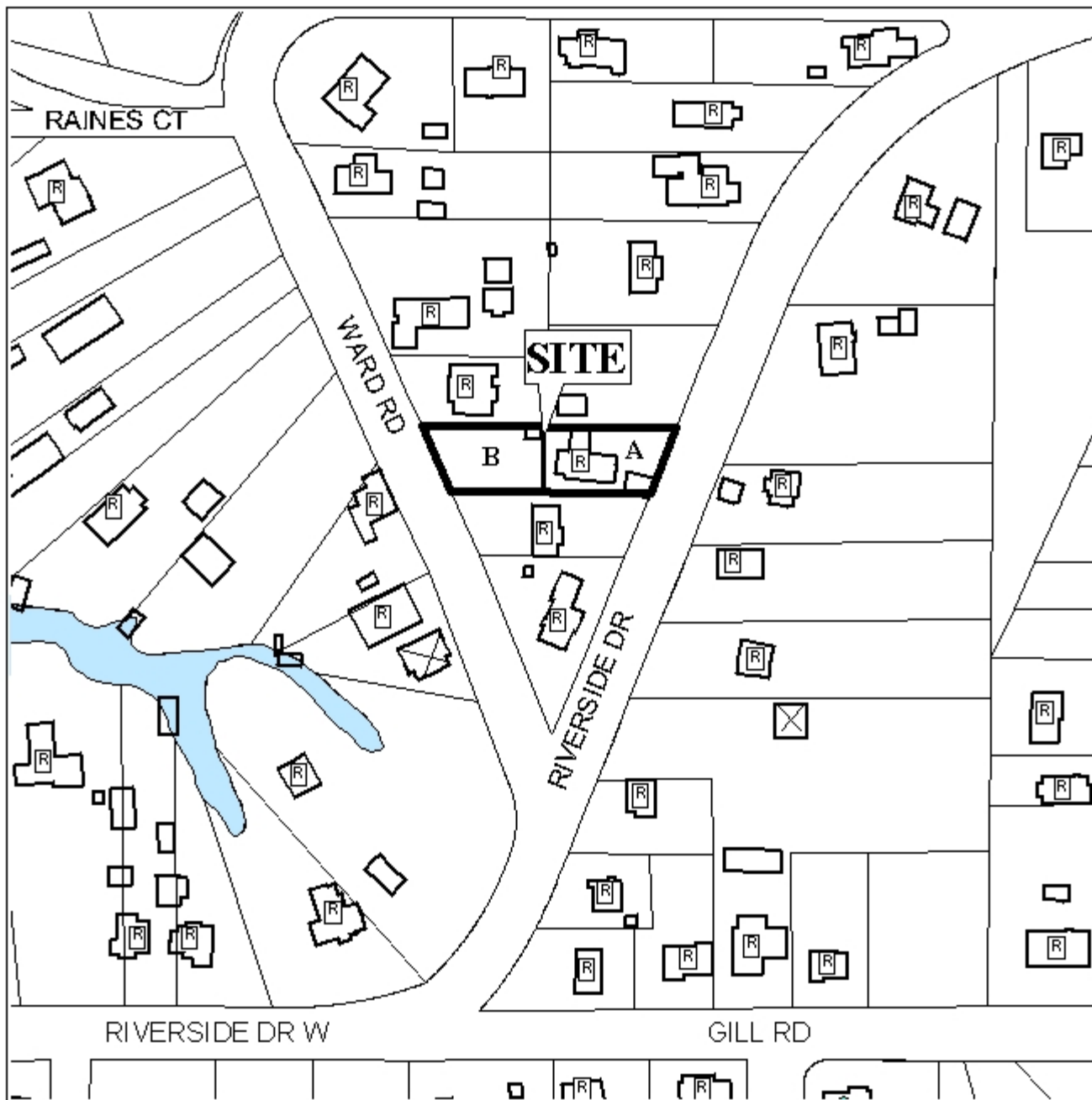
APPLICATION NUMBER 13 DATE July 1, 2004

APPLICANT Riverside Subdivision, Block 1, Resubdivision of Lot 13

REQUEST Subdivision



RIVERSIDE SUBDIVISION, BLOCK 1, RESUBDIVISION OF LOT 13



APPLICATION NUMBER 13 DATE July 1, 2004

LEGEND

