

**PINEHURST SUBDIVISION,**  
**RESUBDIVISION OF LOTS 12, 13, AND 14, BLOCK 23**

Engineering Comments: Must comply with all storm water 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).

Fire Department Comments: No comments.

The plat illustrates the proposed 2 Lot / 0.5  $\pm$  Acre subdivision which is located on the East side of Louise Avenue, 105'+ North of Adkins Street, and is in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer.

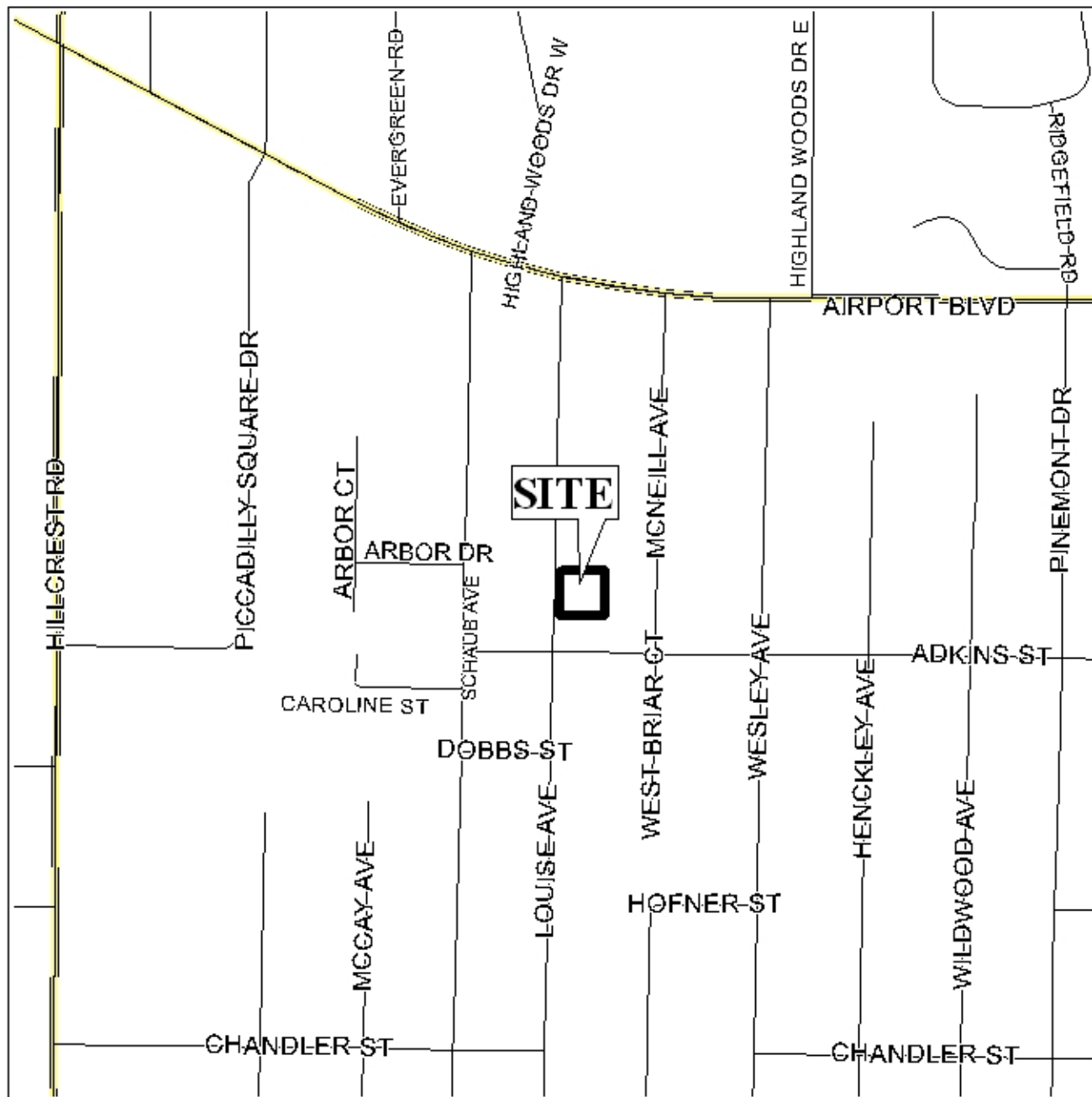
The applicant proposes to create two lots from three existing legal lots of record. The site is currently developed with a single-family residence, which will occupy one of the proposed lots if the subdivision is approved.

The site fronts Louise Avenue, a minor street lacking adequate right-of-way. As a minor street, the right-of-way for Louise Avenue should be at least 50 feet in width. Since the proposed subdivision will only result in two lots, the minimum building setback line, which is not reflected on the plat, should be depicted to show an additional setback sufficient to provide a right-of-way width of 25 feet, as measured from the centerline of Louise Avenue.

Although Louise Avenue is a minor street, access management is a concern. Each lot should be limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards.

Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) depiction of the minimum building setback line to reflect a right-of-way width of 25-feet, as measured from the centerline of Louise Avenue; 2) placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards; 3) labeling of each lot with the total size in square feet; and 4) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 1 DATE March 15, 2007

APPLICANT Pinehurst Subdivision, Resubdivision of Lots 12, 13, 14, Block 23

REQUEST Subdivision



NTS

# PINEHURST SUBDIVISION, RESUBDIVISION OF LOTS 12, 13, AND 14, BLOCK 23



APPLICATION NUMBER 1 DATE March 15, 2007

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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