

ELLSWORTH PLACE 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 2 lot, .3 \pm acre subdivision which is located on the East side of Wildwood Avenue, 150' \pm North of Chandler Street, extending to the West side of Pinemont Drive. The subdivision is served by public water and sanitary sewer.

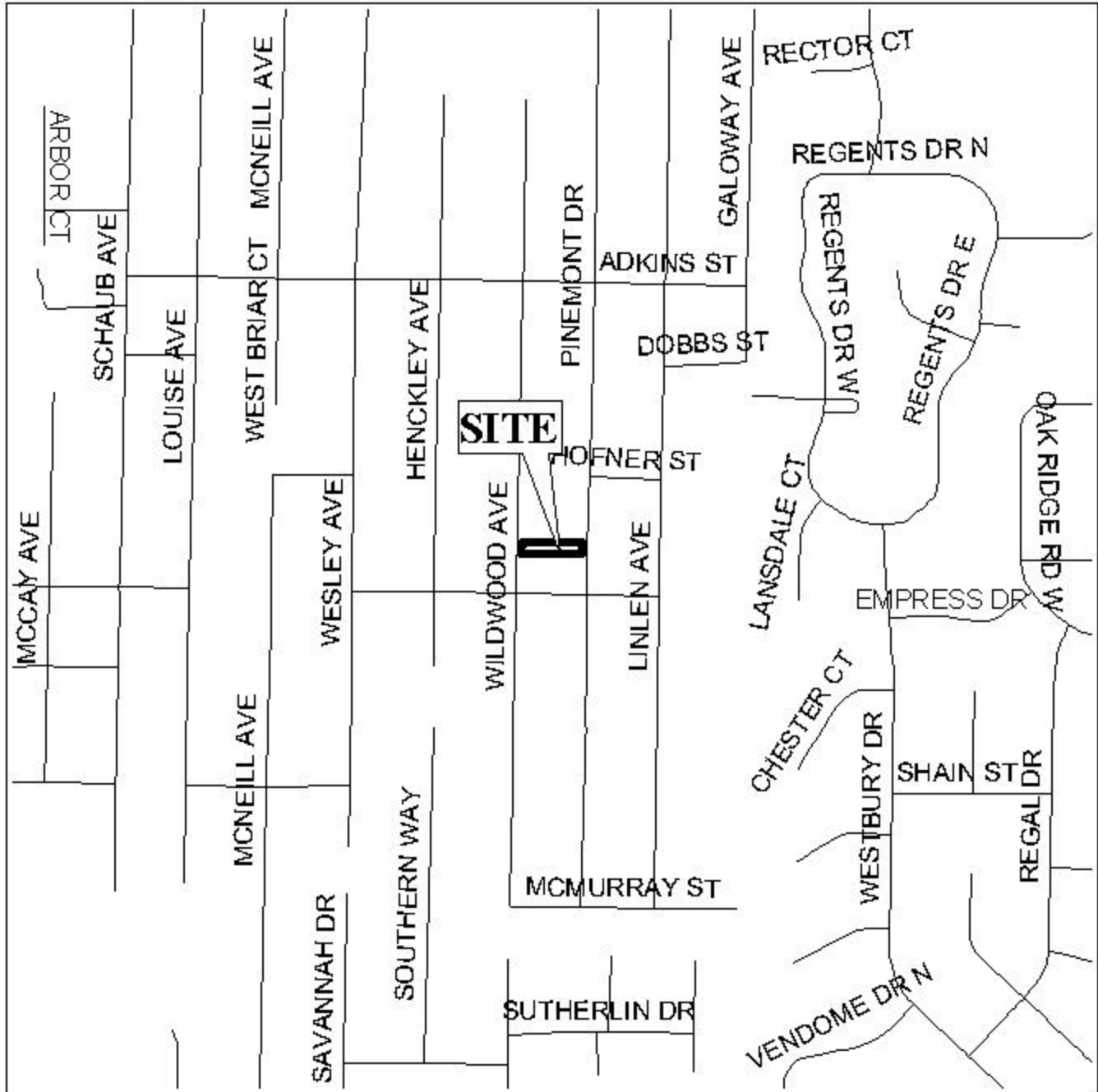
The purpose of this application is to shift an interior lot line.

Wildwood Avenue, which has an existing right-of-way of 40-feet, is a minor street, and as such requires a 50-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 25 feet from the centerline should be required.

The applicant is proposing lots ranging from 6,297 to 6,305 square feet and in lot width 50' wide. Section V.D.2 of the Subdivision Regulations requires a minimum of 7,200 square feet and all residential lots shall have a minimum width of 60'. However, 50-foot wide lots are typical in Pinehurst, and in regard to minimum lot area requirements, the shifting of the lot line would actually increase the area of the existing lot which fronts Pinemont Avenue.

With a waiver of Section V.D.2. (Lot width and Lot size), the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) dedication of sufficient right-of-way to provide 25 feet from the centerline of Pinemont Avenue.

LOCATOR MAP

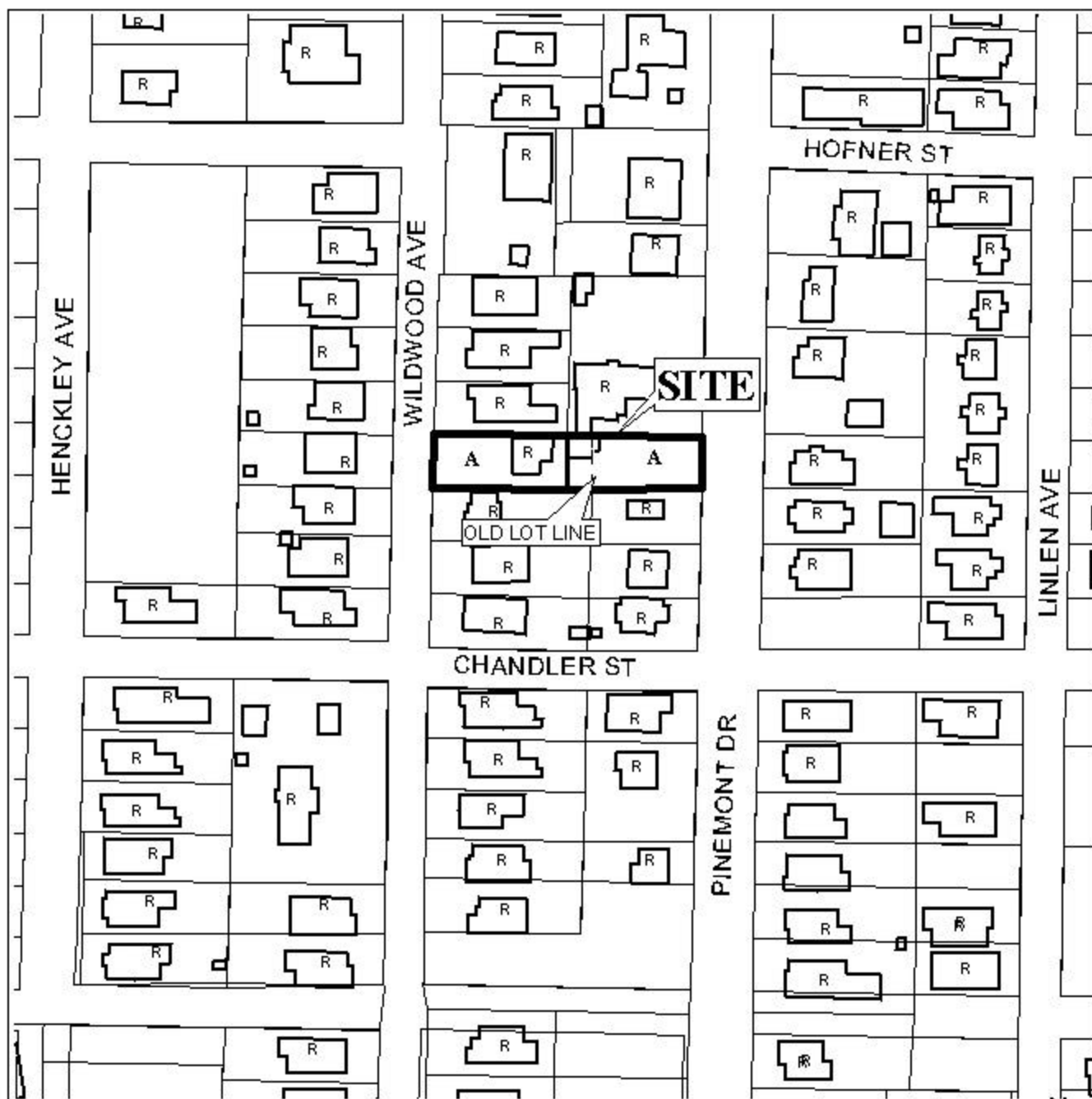


APPLICATION NUMBER 19 DATE February 5, 2004
APPLICANT Ellsworth Place Subdivision
REQUEST Subdivision



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ELLSWORTH PLACE SUBDIVISION



APPLICATION NUMBER 19 DATE February 5, 2004

LEGEND



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