

# **PINEHURST SUBDIVISION, RESUBDIVISION OF LOTS 7-12 OF THE RESUBDIVISION OF BLOCKS 14 AND 15**

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.

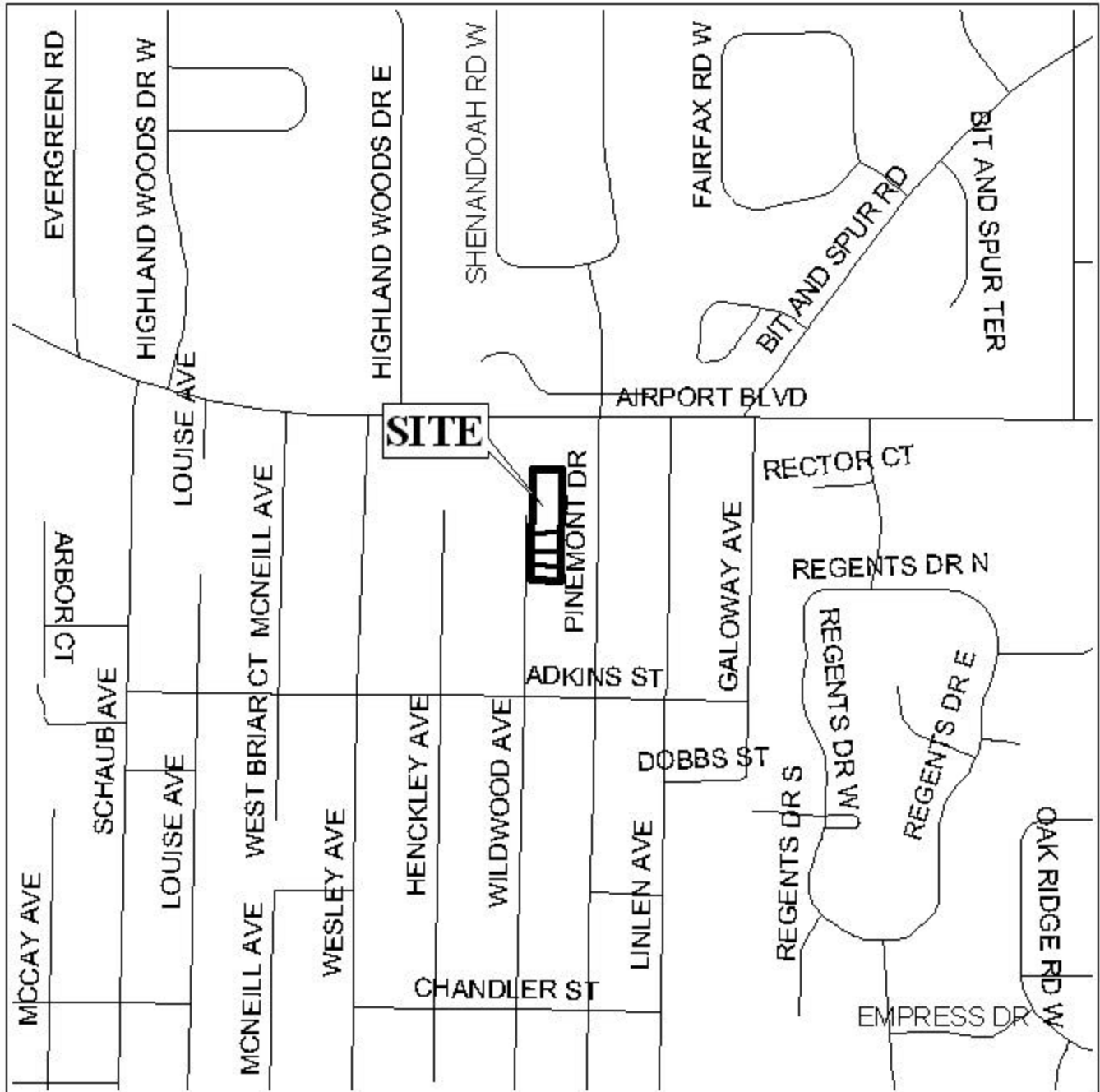
The plat illustrates the proposed 4 lot, 1.3 ± acre subdivision which is located at the Northeast corner of Wildwood Avenue and Howard Street (vacated right-of-way), extending to the South side of Government Street (vacated right-of-way). The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine six lots into four legal lots of record and include a portion of vacated right-of-way.

Wildwood Avenue, which has an existing right-of-way of 45-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 plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the dedication of sufficient right-of-way to provide 25 feet from the centerline of Wildwood Avenue; and 2) the placement of a note on the final plat stating that the size, number, location and design of curb cuts to Wildwood Avenue for Lot 4 must be approved by Traffic Engineering.

# LOCATOR MAP



APPLICATION NUMBER 17 DATE November 6, 2003

APPLICANT Pinehurst Subdivision, Resubdivision of Lots 7-12  
of the resubdivision of Blocks 14 and 15

REQUEST Subdivision NTS



# PINEHURST SUBDIVISION, RESUBDIVISION OF LOTS 7-12 OF THE RESUBDIVISION OF BLOCKS 14 AND 15



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LEGEND

