

FAIROAKS SUBDIVISION, RESUBDIVISION OF BLOCK 7, REVISED

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, 0.8 \pm acre subdivision which is located on the North side of Pinetree Drive at its West terminus and is in City Council District 1. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to correct a plat originally approved at the February 19th Commission meeting. The applicant proposes to subdivide one lot into two lots so that a single house can be built on each lot. However, there is a concrete drainage ditch on one of the lots which does not allow adequate space for construction of a house; therefore, the applicant submitted a revised plat that will allow for the construction of one house on each lot.

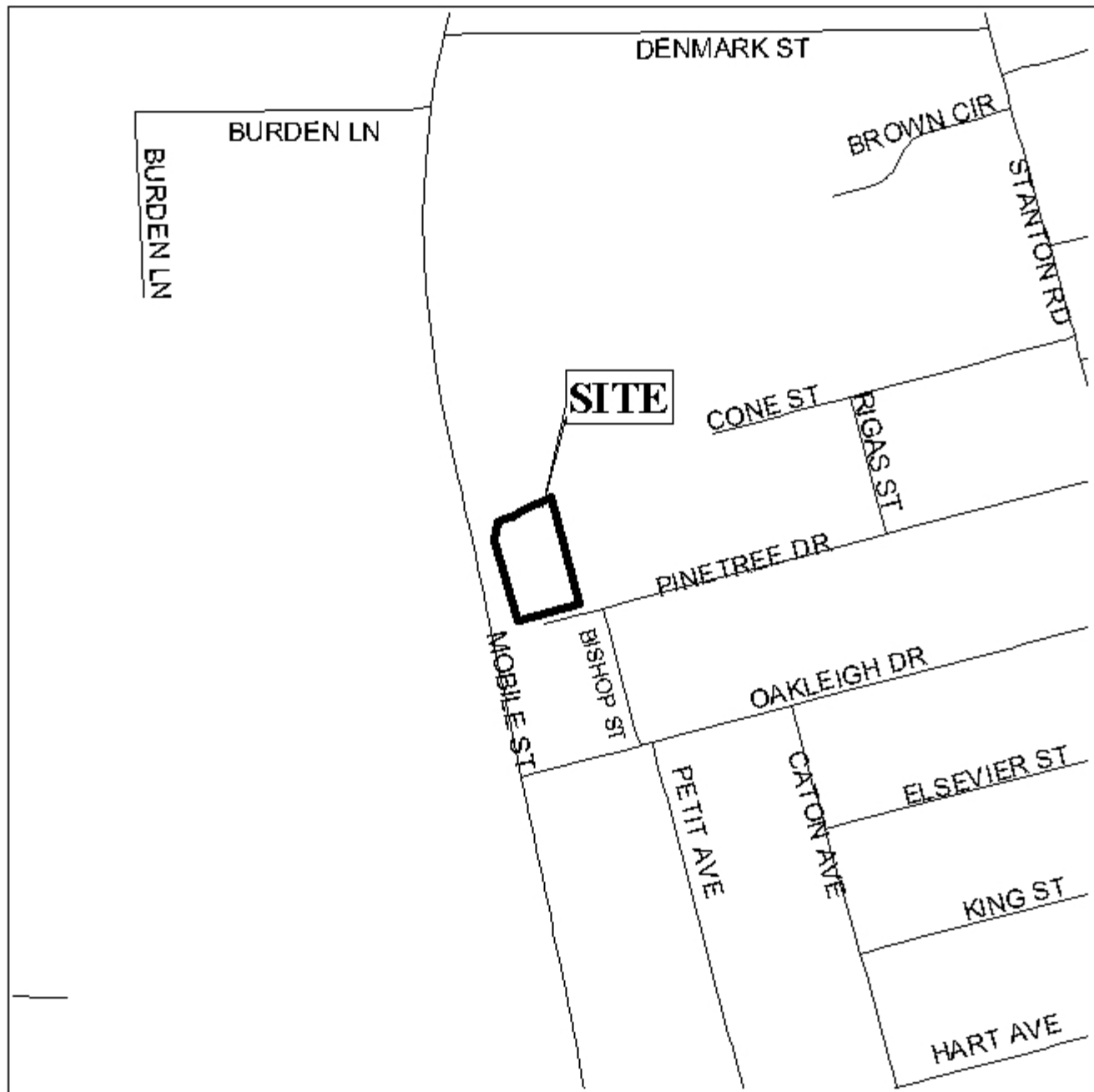
As proposed, Lot 1 is only 50-feet wide, thus a waiver of Section V.D.2. (minimum width of 60-feet) would be required. The Vicinity Map illustrates that this area contains a mixture of lot sizes and lot widths, therefore the proposed subdivision could be considered compatible. Additionally, while Lot 2 is much wider than Lot 1 the drainage easement reduces the buildable width of Lot 2 to 50-feet.

Also, Lot 1 would exceed the maximum width to depth ratio, therefore a waiver of Section V.D.3. of the Subdivision Regulations would be required.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With a waiver of Sections V.D.2. (lot width) and V.D.3. (width to depth), the plat will meet 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 line on the final plat.

LOCATOR MAP

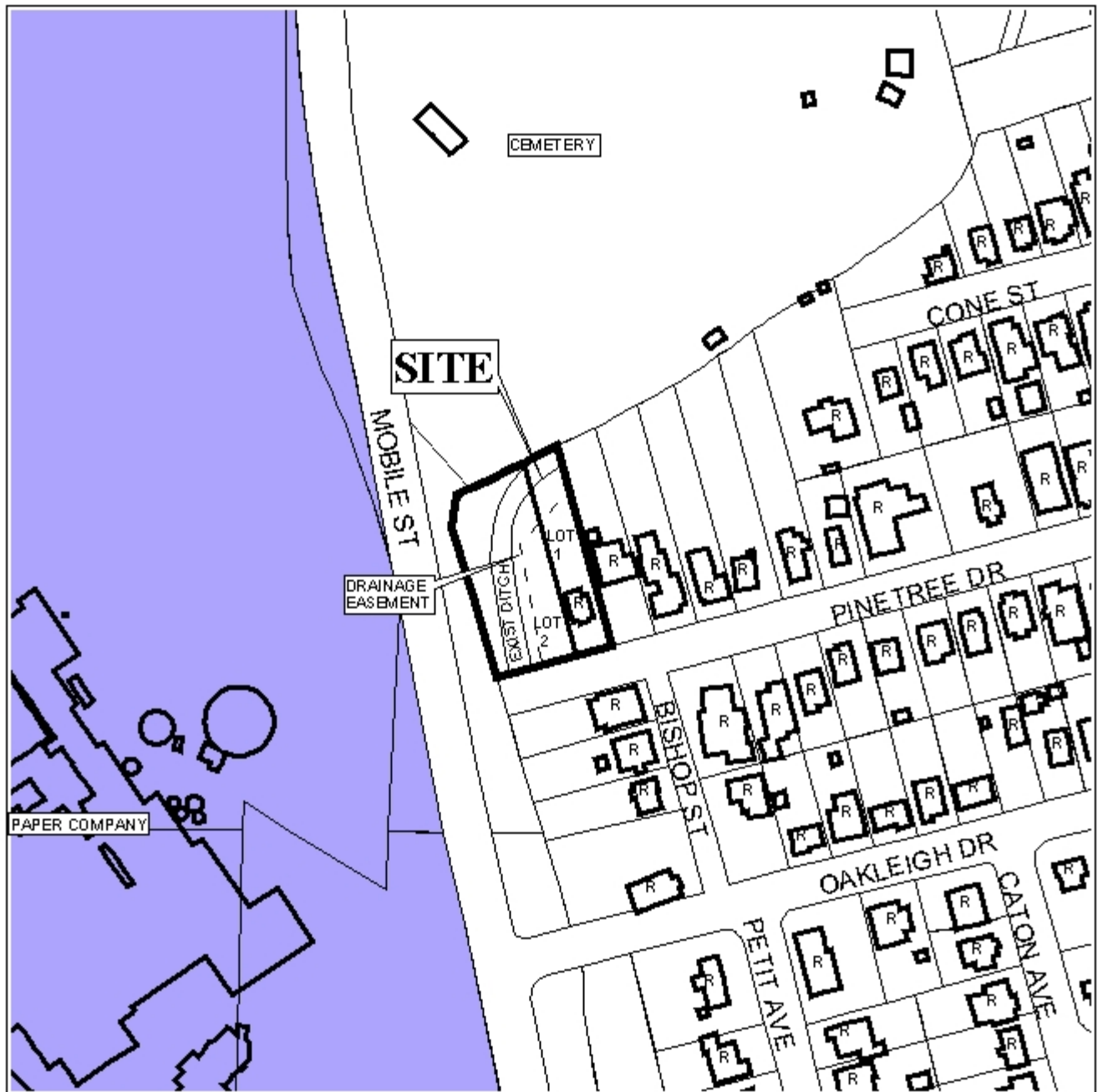


APPLICATION NUMBER 15 DATE May 20, 2004
APPLICANT Fairoaks Subdivision, Resubdivision of Block 7, Revised
REQUEST Subdivision



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FAIROAKS SUBDIVISION, RESUBDIVISION OF BLOCK 7, REVISED



APPLICATION NUMBER 15 DATE May 20, 2004

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
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