

OAKSTON SUBDIVISION

Engineering Comments: Stormwater Detention will be required. 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 1.0 ± acre, 3 lot subdivision which is located on Northwest corner of Oakland Avenue and Marston Lane. The subdivision is served by public water and sanitary sewer.

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

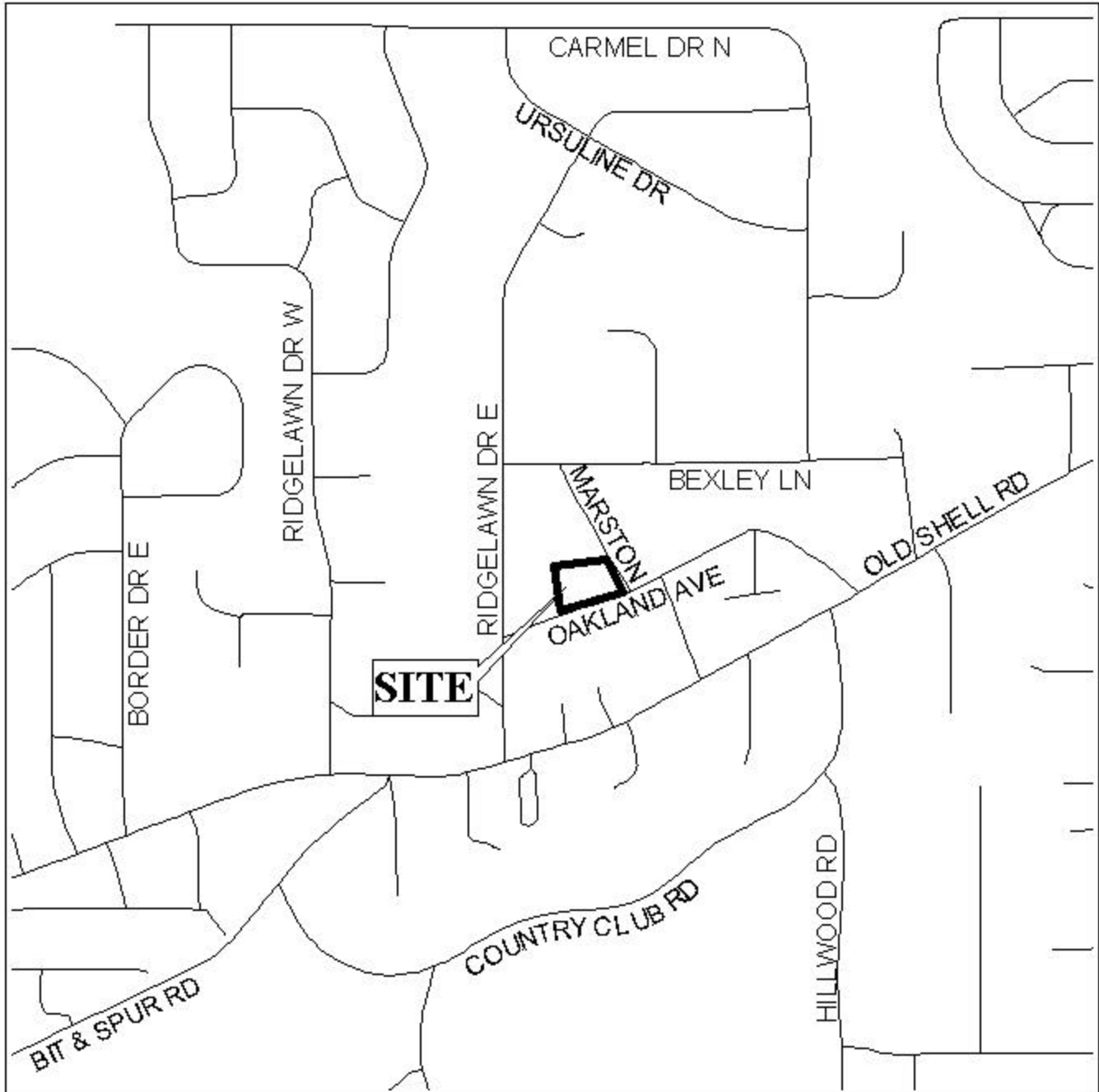
Marston Lane, which has an existing right-of-way of 40-feet, is a minor street, and as such requires a 50-foot right-of-way; therefore, the dedication of sufficient right-of-way to provide 25 feet from the centerline should be required. With Lot 3 being a corner lot, the dedication of a 25' radius should also be required.

As proposed, the width of Lot 3 would be 77-feet at the front property line to 57-feet at the rear property line. This reduction in lot width is a result of the dedication of right-of-way along Marston Lane. As illustrated on the Vicinity Map, a structure exists on Lot 2 which is not illustrated on the preliminary plat making it difficult to determine if the size of Lot 3 can be increased and if adequate setbacks on Lot 2 are provided. Section V.D.6. states that corner lots for residential use shall be increased in width over the minimum specified, so that front yard distance can be provided on both streets. Based upon the proposed plat configurations, Lot 3 would have considerably less "buildable area" (including all setbacks) than the other two proposed lots.

Based upon the preceding, it is recommended that this application be heldover to the April 3rd meeting to allow the applicant to illustrate the structure on Lot 2. This information must be submitted to the staff by March 24th.

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LOCATOR MAP



APPLICATION NUMBER 23 DATE March 20, 2003

APPLICANT Oakston Subdivision

REQUEST Subdivision



OAKSTON SUBDIVISION



APPLICATION NUMBER 23 DATE March 20, 2003

LEGEND



