

EMERALD OAKS SUBDIVISION

Engineering Comments: Storm water must tie to a City of Mobile maintained storm drainage system, if not a hold harmless agreement is required. Per storm water ordinance, capacity of receiving system needs to be verified. Per subdivision ordinance, maximum grade on subdivision street is 10%. 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).

Preservation status is to be given to the 60" Live Oak Tree located on the Common Area of Celtic Court, the 60" Live Oak Tree located on Lot 29, the Live Oak Tree located between Lots 27 and 28, the 70" Live Oak Tree located between Lots 11 and 12, and the 65" Live Oak Tree located between lots 19 and 20. Any work on or under these trees are to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

Fire Department Comments: No comments.

The plat illustrates the proposed 12.5 ± acre, 31-lot subdivision which is located on the West side of Demetropolis Road, 400'+ North of Brookfield Drive North, and is in Council District 4. The applicant states that the site is served by public water and sanitary sewer.

The purpose of the application is to create 31 lots from three parcels. The site fronts Demetropolis Road, a planned major street with an adequate right-of-way.

The proposal involves the creation of new streets, which must be constructed to City Engineering standards. As the site abuts an existing street-stub to the West, the proposed subdivision should connect with the street-stub, in conformance with Section V.B.1. of the Subdivision Regulations.

Access management is a concern because the site fronts a planned major street. A note should be placed on the plat stating that all lots are denied direct access to Demetropolis Road, and the number, size, design and location of all curb-cuts must be approved by Traffic Engineering and comply with AASHTO standards.

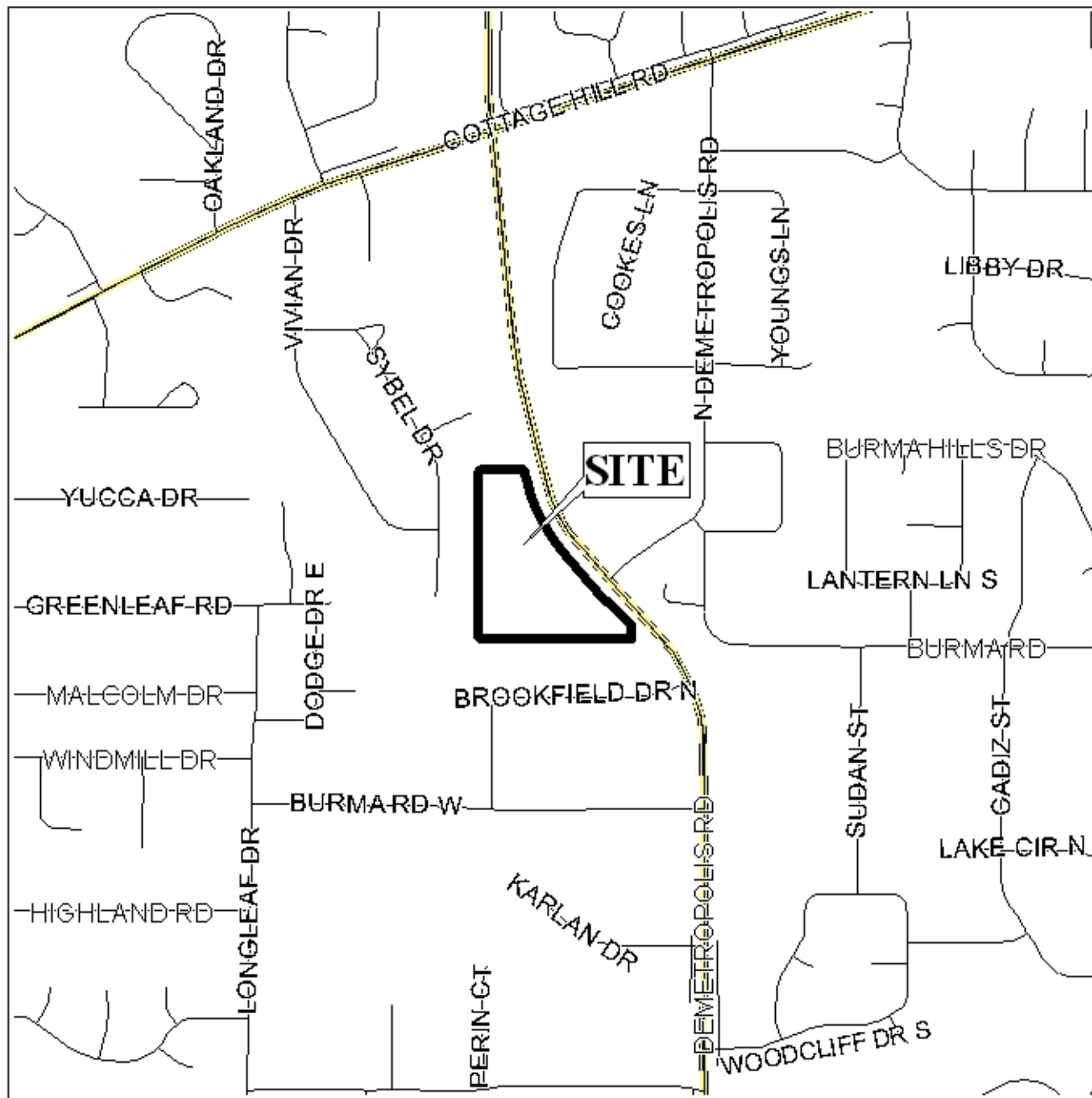
A drainage easement for the State of Alabama, approximately 30 feet in width, cuts across the site. The presence of the drainage easement and the layout of the lots presents a concern relating to the adequacy of building area for four of the proposed lots. It is recommended that the subdivision be redesigned to better accommodate the existing drainage easement across the site, or that the applicant demonstrate that each of the four lots will have adequate buildable area once all setbacks and easements are taken into account.

The plat shows a detention common area near the Southwest corner of the site, with access provided through a drainage and access easement. A note should be placed on the final plat stating that maintenance of the common and detention common areas is the property owners' responsibility.

The 25-foot minimum building setback line is depicted for the lots from all internal streets, but not from Demetropolis Road. The plat should be revised to also depict the minimum building setback line from Demetropolis Road.

Based on the preceding, this application is recommended for Holdover until the March 15th meeting, with revisions due by February 21st, to allow the applicant to undertake the following: 1) revision of the plat to provide a connection to the street-stub to the West in conformance with Section V.B.1. of the Subdivision Regulations; 2) revision of the plat to better accommodate the drainage easement across the site or demonstration that the lots affected by the easement have adequate buildable area as it relates to the easements and all applicable setbacks; and 3) revision of the plat to depict the 25-foot minimum building setback from Demetropolis Road.

LOCATOR MAP



APPLICATION NUMBER 9 DATE February 15, 2007

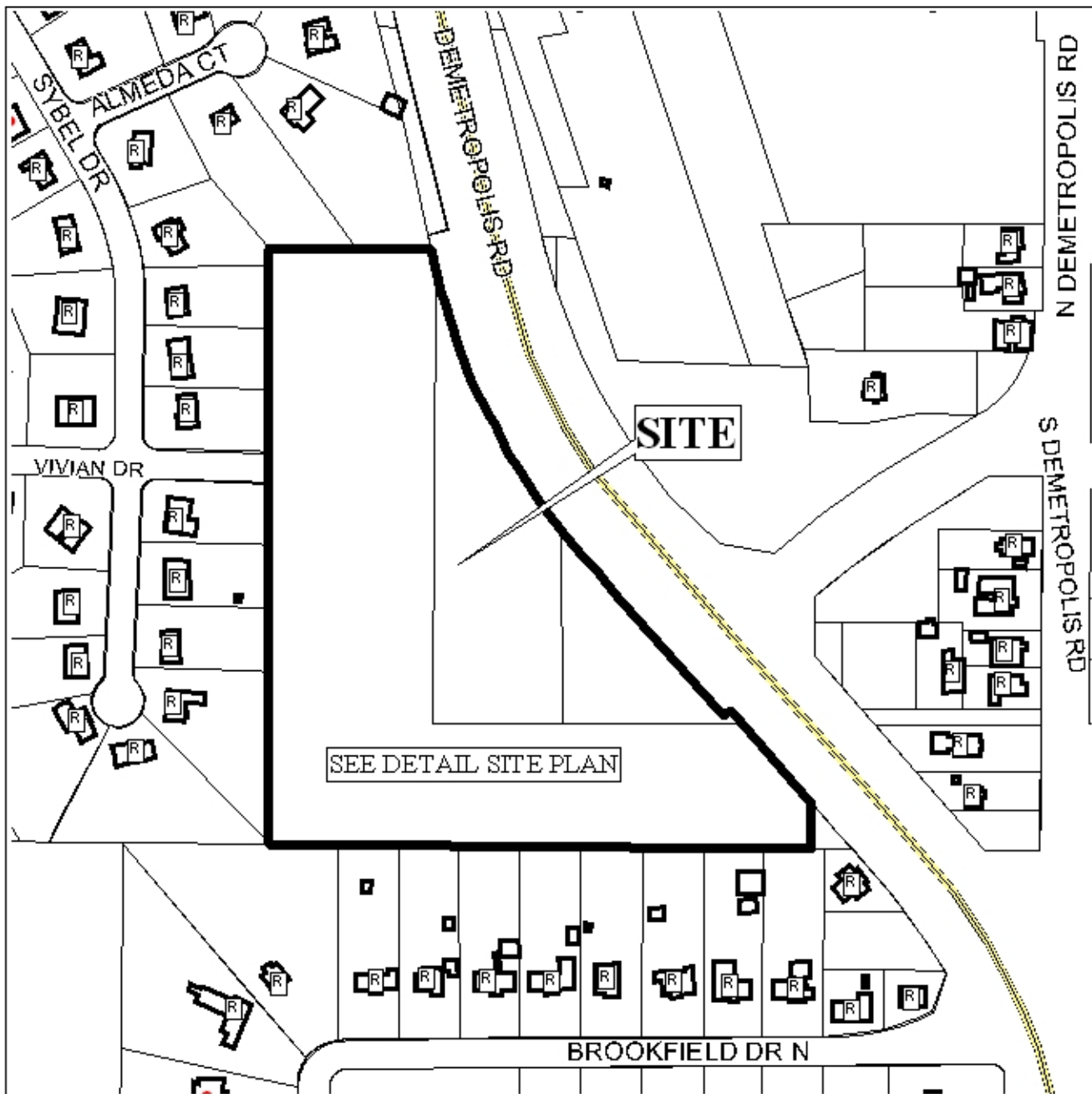
APPLICANT Emerald Oaks Subdivision

REQUEST Subdivision



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EMERALD OAKS SUBDIVISION



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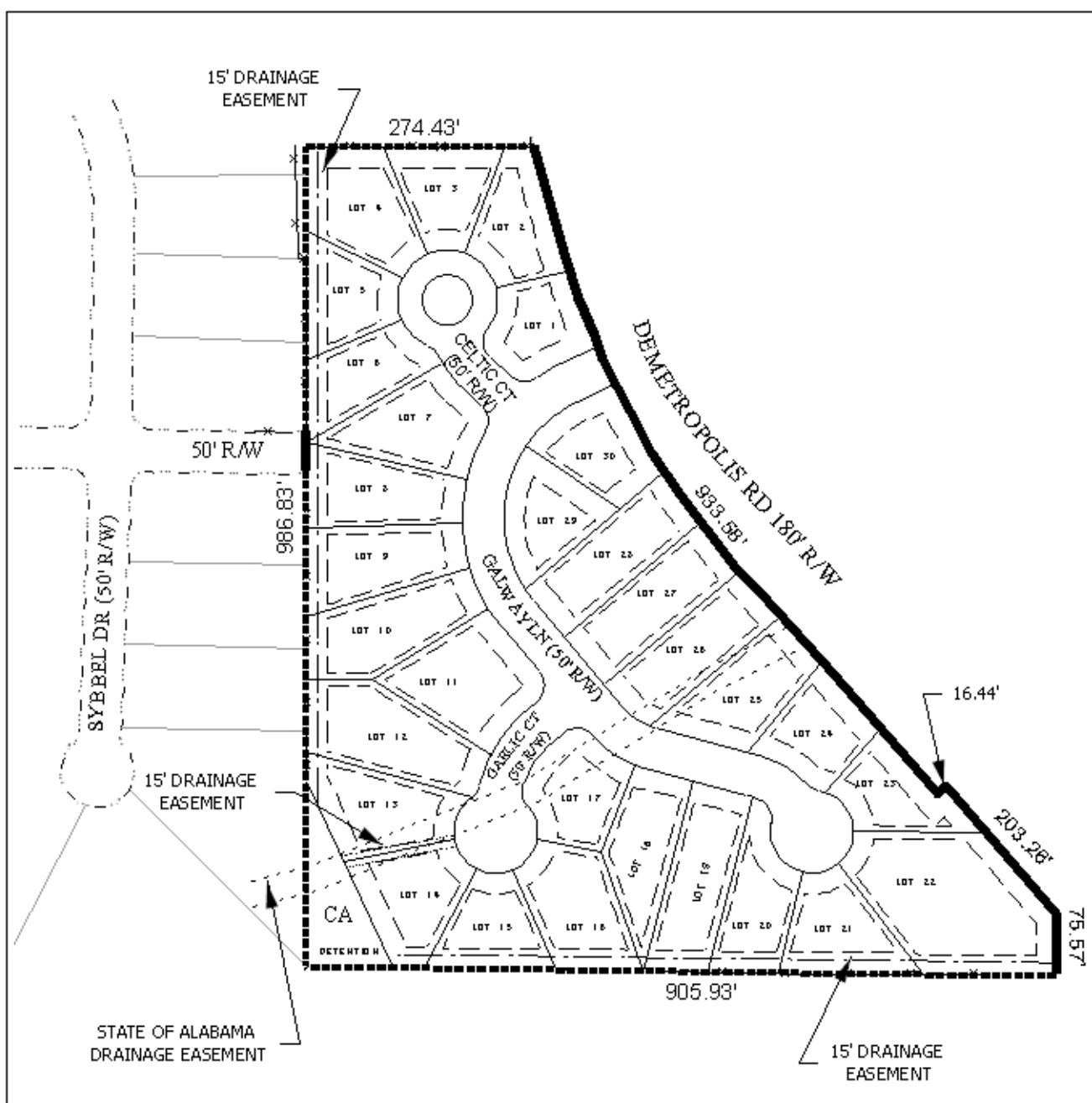
LEGEND

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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DETAIL SITE PLAN



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 REQUEST Subdivision



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