

OAKLAND HEIGHTS SUBDIVISION, **RESUBDIVISION OF LOT 28**

Engineering Comments: Must comply with all storm water and flood control ordinances. Detention will be required; the location of the detention system shall be shown on the final plat. Add note to the plat that clearly states that the maintenance of the detention system is the responsibility of the property owners and not the City of Mobile. Any work performed in the right of way will require a right of way permit.

Revised Engineering Comments for the October 1st meeting: Must comply with all storm water and flood control ordinances. Each lot shall be responsible for constructing and maintaining detention. Using historical credit, detention calculations shall be based on a pre developed C value that is not to exceed 0.38. Add note to the plat that clearly states that the maintenance of the detention system is the responsibility of the property owners and not the City of Mobile. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: Driveway number, 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).

Fire Department Comments: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 3 lot, 0.6 acre \pm subdivision which is located at 1004 Oakland Drive (North side of Oakland Drive at its West terminus), and is in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a single legal lot of record into three legal lots of record.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat in square feet, and this should be retained on the final plat, if approved. The proposed lots also have adequate frontage along a public right-of-way.

The site fronts Oakland Drive, a minor street provided with curb and gutter. The street is depicted with an adequate right-of-way of 60 feet. As this site is a corner lot, dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii should be required, as depicted on the plat.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the final plat, if approved.

As this is a residential site, each lot should be limited to one curb cut each, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Retention of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 2) Retention of the 25-foot minimum building setback line along all public rights-of-way;
- 3) Placement of a note on the final plat stating that each lot is limited to one curb cut each, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;
- 4) Dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii;
- 5) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) Compliance with Engineering Comments: Must comply with all storm water and flood control ordinances. Detention will be required; the location of the detention system shall be shown on the final plat. Add note to the plat that clearly states that the maintenance of the detention system is the responsibility of the property owners and not the City of Mobile. Any work performed in the right of way will require a right of way permit.
- 7) Full compliance with all municipal codes and ordinances.

Revised for the October 1st meeting.

This application was held over from the September 17th meeting so that information can be submitted to establish previous impervious surface area for the site to allow the Engineering Department to possibly revise their condition of approval.

A site plan was submitted and Engineering revised their comments.

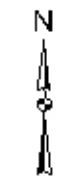
Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Retention of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;*
- 2) Retention of the 25-foot minimum building setback line along all public rights-of-way;*
- 3) Placement of a note on the final plat stating that each lot is limited to one curb cut each, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;*
- 4) Dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations regarding curb radii;*
- 5) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and*
- 6) Compliance with Engineering Comments: Must comply with all storm water and flood control ordinances. Detention will be required; the location of the detention system shall be shown on the final plat. Add note to the plat that clearly states that the maintenance of the detention system is the responsibility of the property owners and not the City of Mobile. Any work performed in the right of way will require a right of way permit.*
- 7) Subject to Engineering comments- (Must comply with all storm water and flood control ordinances. Each lot shall be responsible for constructing and maintaining detention. Using historical credit, detention calculations shall be based on a pre developed C value that is not to exceed 0.38. Add note to the plat that clearly states that the maintenance of the detention system is the responsibility of the property owners and not the City of Mobile. Any work performed in the right of way will require a right of way permit.)*
- 8) Full compliance with all municipal codes and ordinances.*

LOCATOR MAP

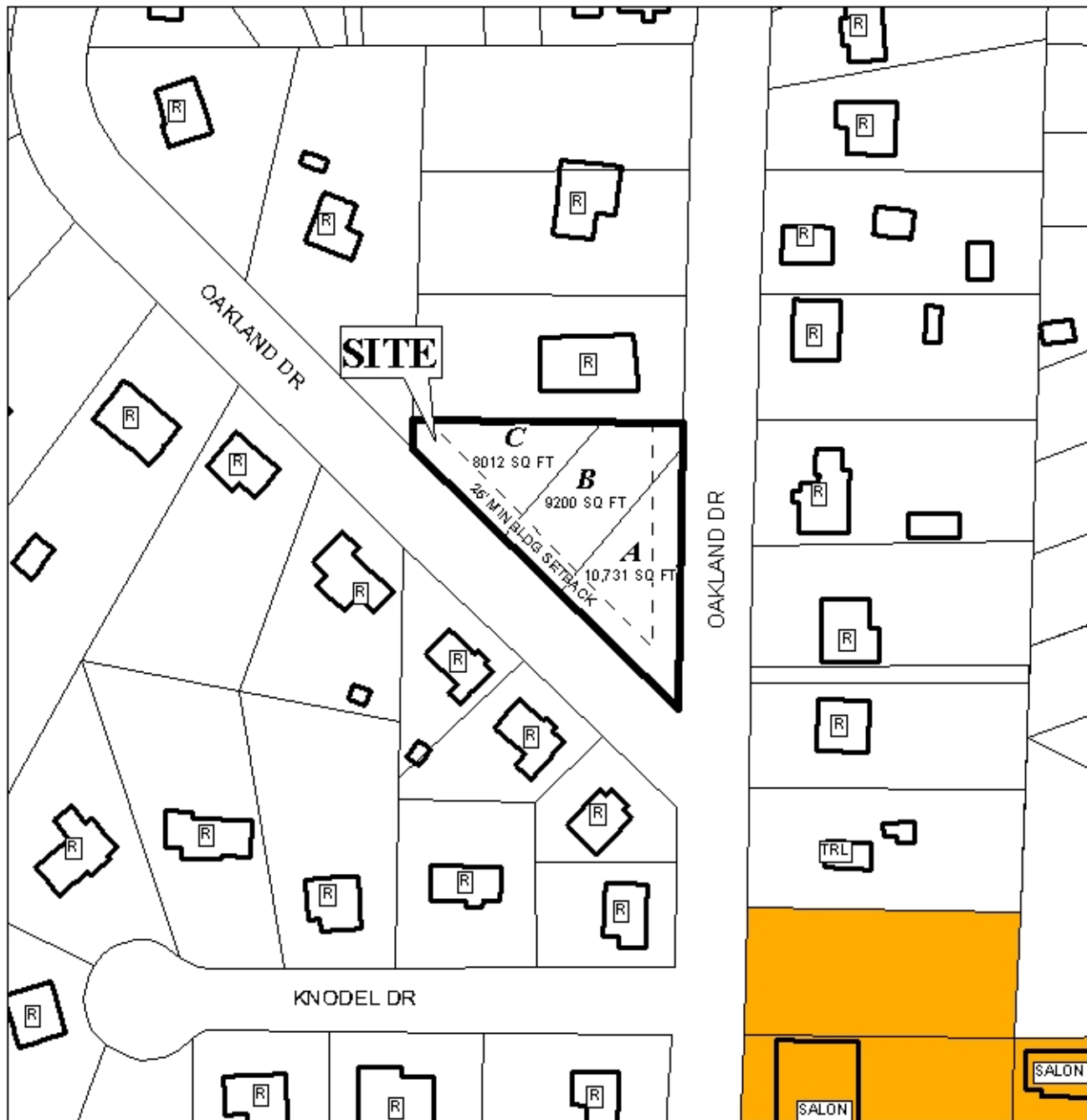


APPLICATION NUMBER 2 DATE October 1, 2009
APPLICANT Oakland Heights Subdivision, Resubdivision of Lot 28
REQUEST Subdivision



NTS

OAKLAND HEIGHTS SUBDIVISION, RESUBDIVISION OF LOT 28



APPLICATION NUMBER 2 DATE October 1, 2009

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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