

DANIEL DINKINS SUBDIVISION

Engineering Comments: 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 54" Live Oak Tree located on the West side of Lot 2. Any work on or under this tree is 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 1.0 acre \pm , 2 lot subdivision which is located on the West side of Demetropolis Road, 245' \pm South of an unopened, unnamed public right-of-way, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a parcel into two legal lots of record. It appears that the parcel depicted on the plat may include property owned by the City of Mobile, instead of the easement depicted on the plat. The legal boundaries of the parcel in question should be verified and the plat revised as necessary.

The site fronts onto North Demetropolis Road, a minor street with adequate right-of-way. While North Demetropolis Road is a minor street, access management is a concern. Each proposed lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering and comply with AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

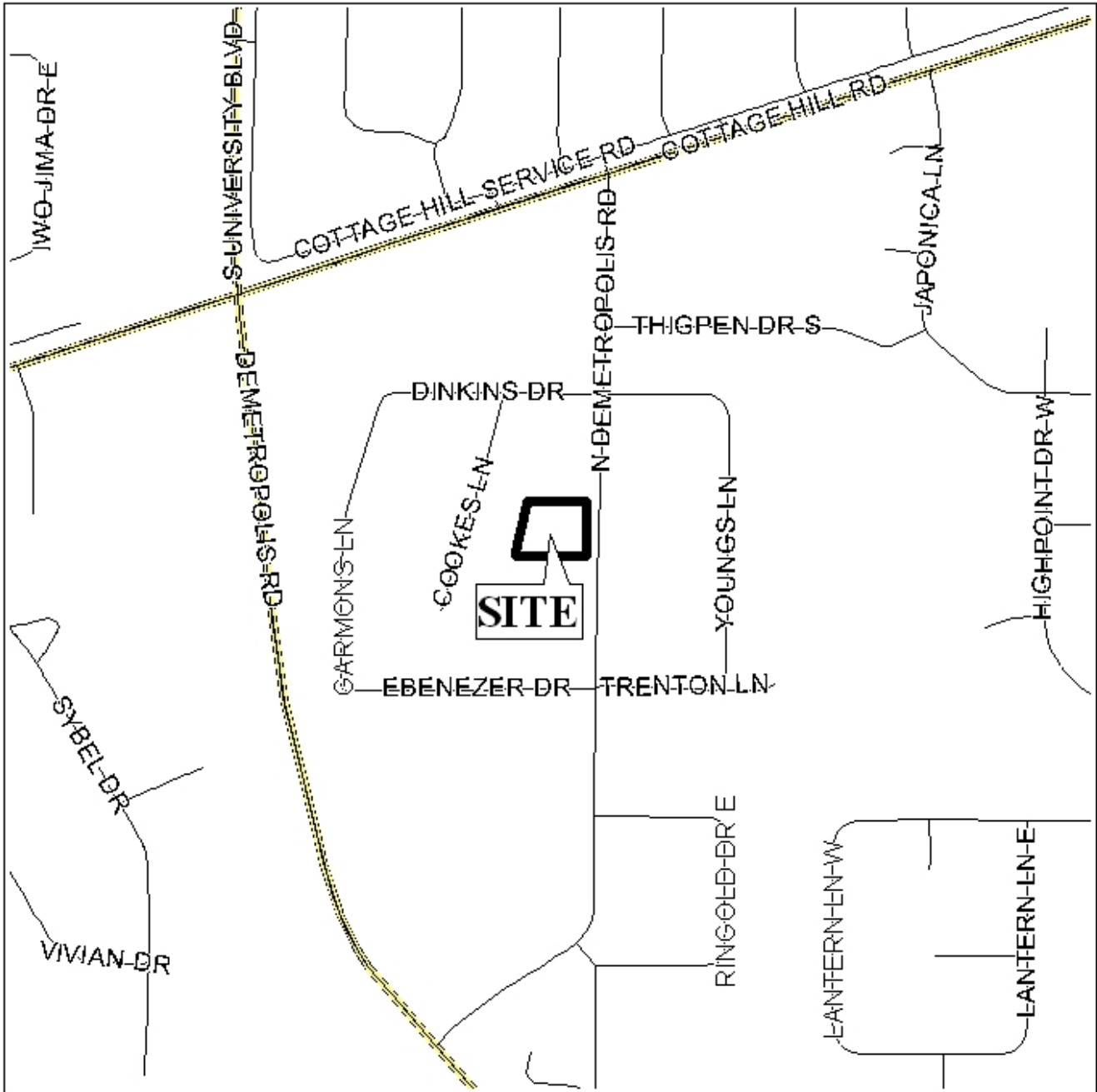
Based on the preceding, the plat is recommended for Holdover until the December 21st meeting to allow the applicant's representative to verify the boundaries and ownership of the parcel.

Revised for the December 21st meeting:

The application was heldover at the November 16th meeting due to concerns expressed by area residents attending the meeting. The applicant's representative was asked to contact the applicant to verify acceptance of the survey, subject to modification to exclude City-owned property. No additional information has been received.

Based on the preceding, the plat is recommended for Denial for the following reasons: 1) no information has been provided regarding the acceptance of the survey by the applicant; and 2) no revised plat was received excluding the City-owned land on the southern portion of the site.

LOCATOR MAP



APPLICATION NUMBER Holdover DATE December 21, 2006

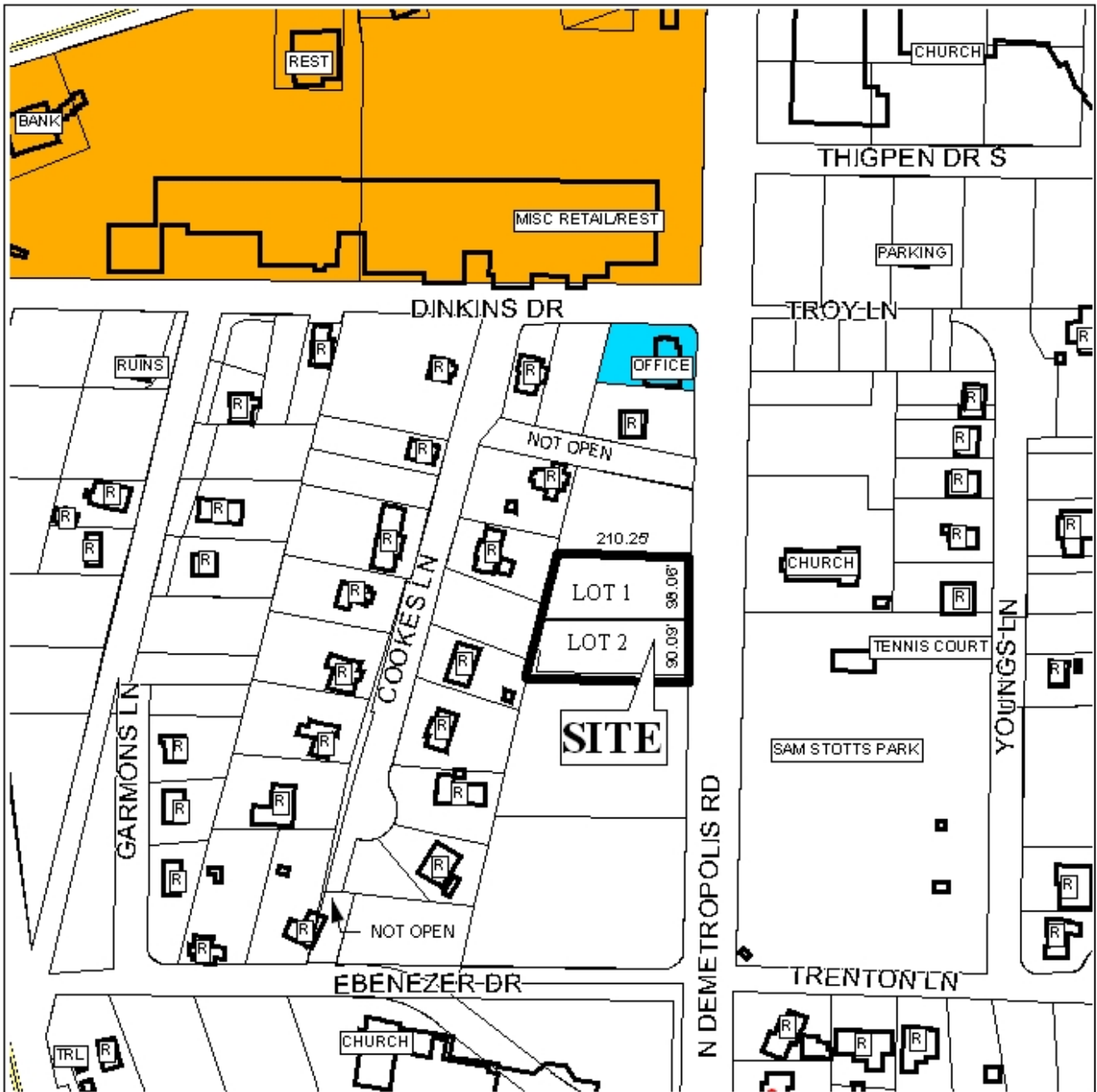
APPLICANT Daniel Dinkins Subdivision

REQUEST Subdivision



NTS

DANIEL DINKINS SUBDIVISION



APPLICATION NUMBER Holdover DATE December 21, 2006

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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