

## **OAK GROVE SUBDIVISION**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance.

The plat illustrates the proposed 119 lot, 75.4 ± acres subdivision which is located on the South side of Firetower Road, ¼ mile ± East of Greenbriar Court. The subdivision is served by city water provided by South Alabama Utilities and individual septic systems.

The purpose of this application is to subdivide a large metes and bounds parcel into 119 lots.

As a means of access management, a note should be placed on the final plat stating that Lots 1 and 36 are denied direct access to Firetower Road. Additionally, there are many corner lots, and a note should be placed on the final plat stating that lots located on a corner (Lots 14, 22, 23, 35, 42, 55, 56, 63, 64, 75, 83, 92, 101, 104, 109 and 110) are allowed one curb cut each, with the design, size and location to be approved by County Engineering.

The proposed layout creates long “straight a ways”, therefore, traffic calming devices (traffic circles) should be provided in the area of Lots 10, 11, 28 and 29. Furthermore, no provision is made for connectivity with adjoining properties, and based upon the Vicinity Map, the adjoining properties are ripe for subdivision. Therefore, the provision of street stubs to the East and West, in the Vicinity of the Alabama Power easement, should be required.

A detention area is shown on the plat, thus the placement of a note on the final plat stating that maintenance of the detention area shall be the responsibility of the property owners, should be required.

This site is located in the County, thus a note should be placed on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

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

With modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note should on the final plat stating that Lots 1 and 36 are denied direct access to Firetower Road; 2) the placement of a note should on the final plat stating that corner lots (Lots 14, 22, 23, 35, 42, 55, 56, 63, 64, 75, 83, 92, 101, 104, 109 and 110) are limited to one curb cut each, with the design, size and location to be approved by County Engineering; 3) the provision of traffic circles in the area of Lots 10, 11, 28 and 29; 4) the provision of street stubs to the East and West in the vicinity of the Alabama Power easement; 5) the detention area be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; 6) the placement of a note on the final plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations; and 7) the placement of the 25-foot minimum setback lines on the final plat.

## LOCATOR MAP

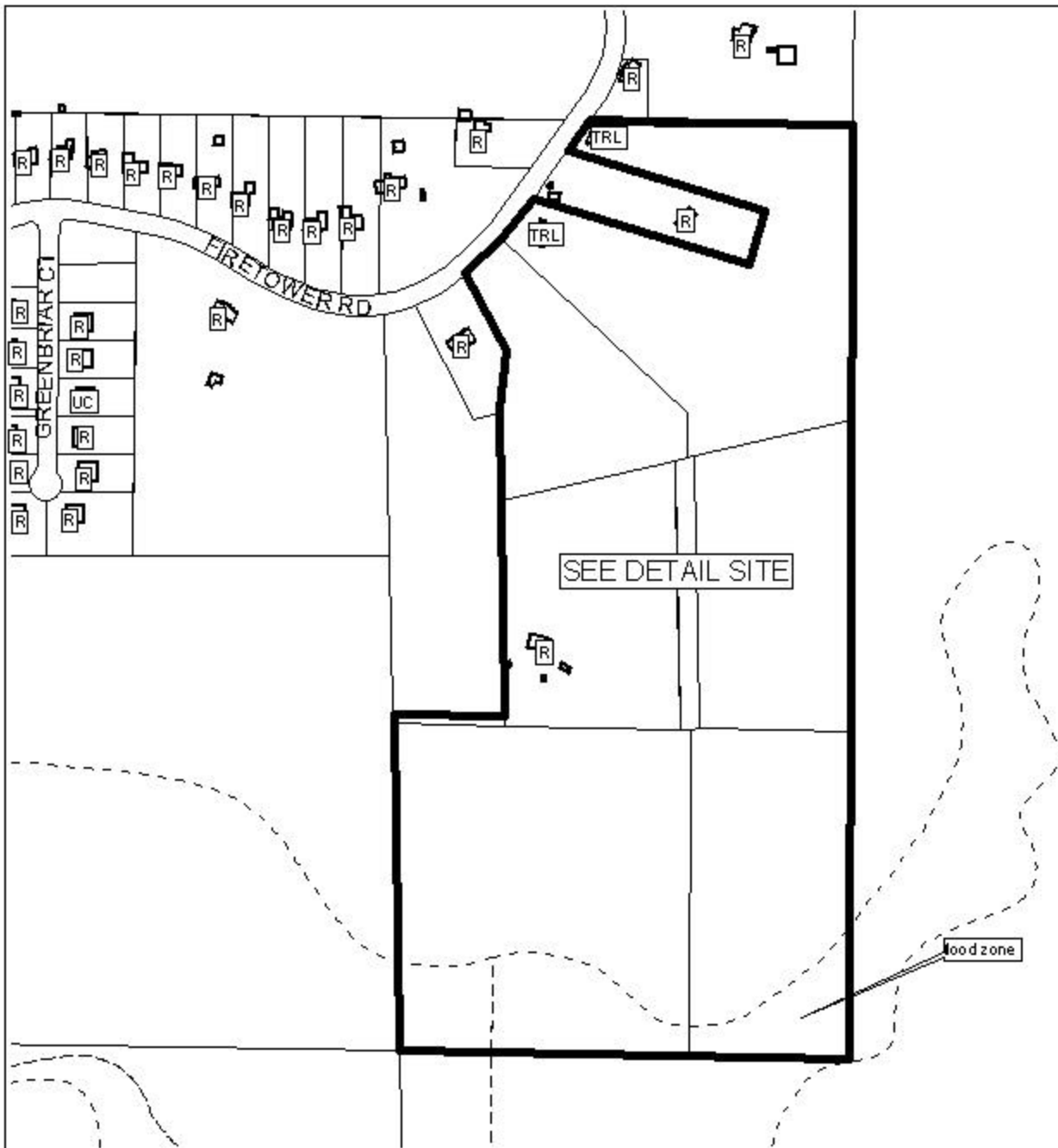


APPLICATION NUMBER 19 DATE December 18, 2003  
APPLICANT Oak Grove Subdivision  
REQUEST Subdivision



NTS

# OAK GROVE SUBDIVISION



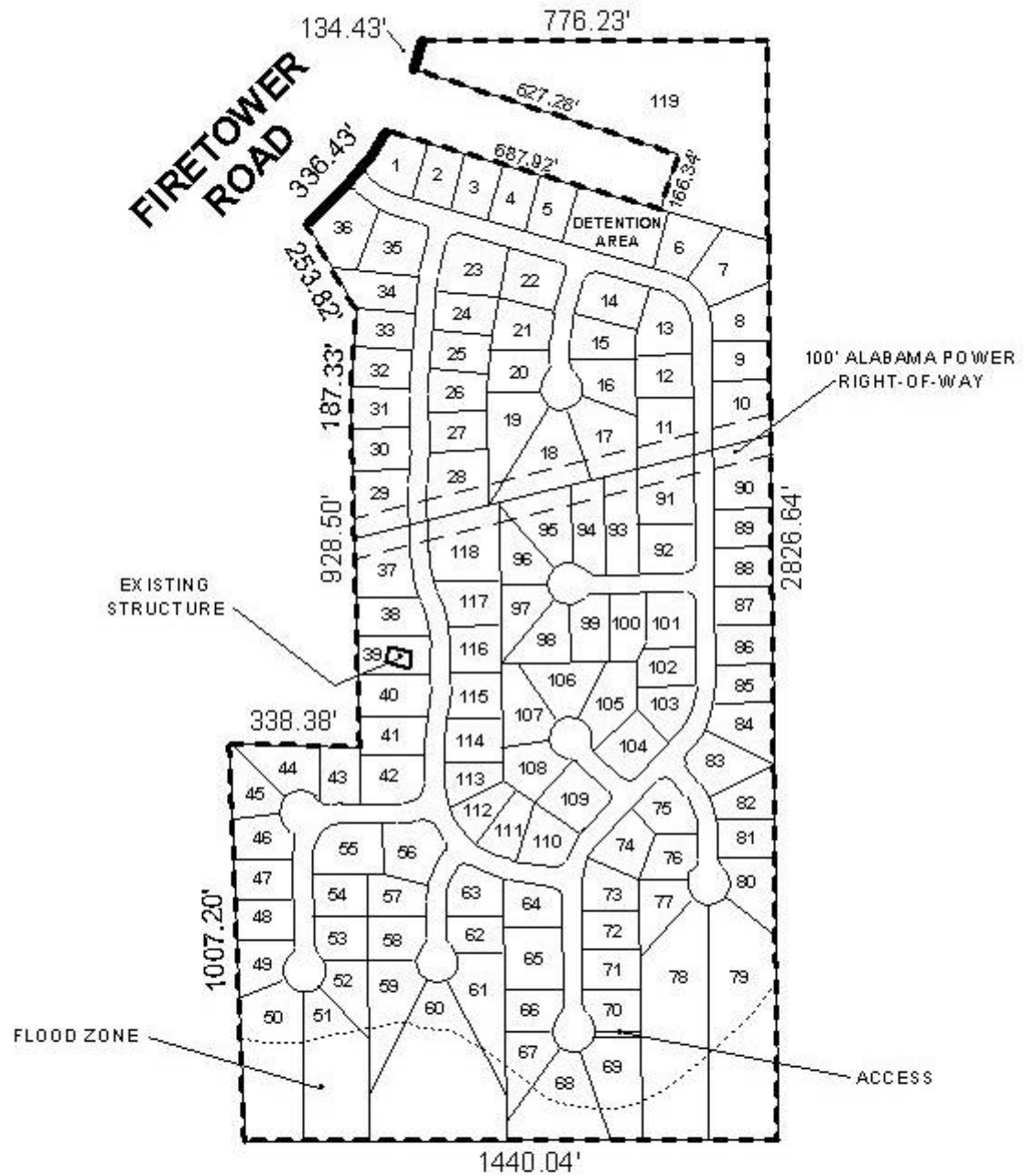
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LEGEND



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# DETAIL SITE PLAN



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 USE/REQUEST Subdivision

