

KENT ESTATES 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, 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: Shall comply with Section 508.5.1 of the 2003 International Fire Code

MAWWS Comments: None provided.

The plat illustrates the proposed 0.2± acre, 1 lot subdivision, which is located on the East side of Silver Drive, 35'± North of its South terminus in Council District 1. The applicant states the site is served by city water and a public sanitary system.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel. After research, staff was unable to determine whether the metes and bounds parcel was created prior to 1952. The application should be heldover to provide staff with documentation the parcel was created prior to this time.

The proposed lot contains frontage onto Silver Street, a minor road with adequate 50' right-of-way. As a means of access management, a note should be placed on the final plat stating that the proposed lot is limited to one curb cut to Silver Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

No building setback line is indicated on the plat; therefore, the plat should be revised to indicate a minimum 25' building setback line along Silver Street.

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 on the preceding, this application is recommended for Holdover for the May 1st meeting, with revisions due by April 18th to allow the applicant to provide staff with the following:

- 1) documentation that the metes and bounds parcel was created prior to 1952.

Revised for the May 1st meeting:

This application was heldover from the April 3rd meeting to allow the applicant to submit a revised plat to include the entire parcel or evidence that the parcel existed prior to 1952. The applicant did not submit any additional information regarding this application.

Based on the preceding, the application is recommended for denial for the following reasons:

- 1) no evidence the metes and bounds parcel was created prior to 1952, therefore
- 2) the plat does not include the entire parcel.

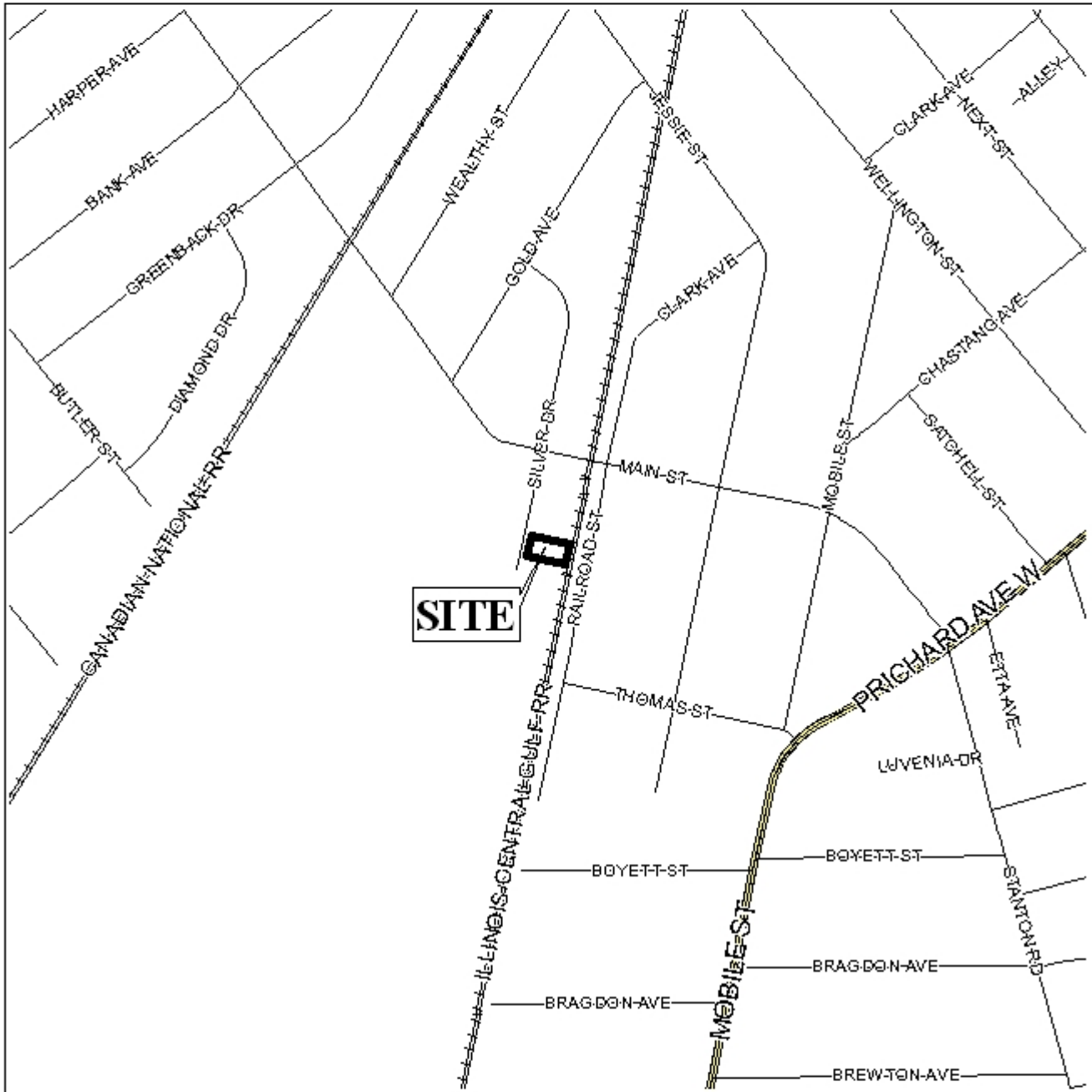
Revised for the June 5th meeting:

This application was heldover from the May 1st meeting, at the applicant's request, to allow them more time to provide documentation of the parcel existing prior to 1952. The applicant did submit the required information pertaining to the lot. The original legal description submitted was a metes and bounds description, though it did not exist prior to 1952 the applicant found that it was recorded as Lots 7 and 8 of Paradise Park in March of 1956.

Based on the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 1 is limited to one curb cut onto Silver Street with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and
- 2) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 1 DATE June 5, 2008

APPLICANT Kent Estates Subdivision

REQUEST Subdivision



NTS

KENT ESTATES SUBDIVISION



APPLICATION NUMBER 1 DATE June 5, 2008

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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