

WEST MOBILE SENIOR AND THERAPEUTIC CENTER 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 numbers, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 17.5± acre, 1-lot subdivision which is located on the East side of Hillcrest Road at Trent Lane, extending to the south terminus of Valley Ridge Road. The subdivision is served by public water and sanitary facilities. The site is located in Council District 6.

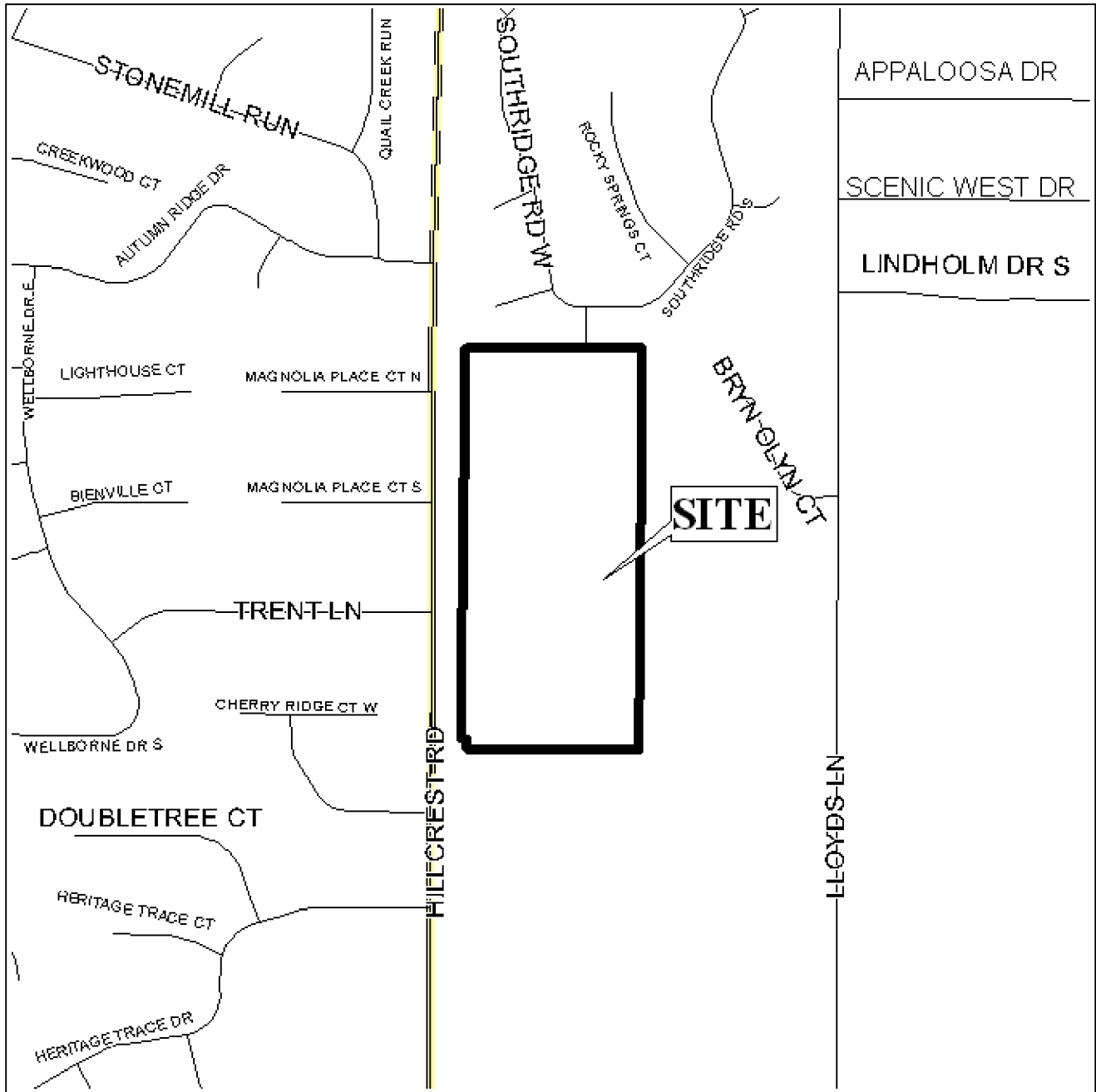
The purpose of this subdivision is to create a legal lot of record from one metes and bounds parcel.

The site is located on Hillcrest Road, a proposed major street, as illustrated on the Major Street Plan. The preliminary plat indicates Hillcrest Road has a variable right-of-way, however, the Major Street Plan requires that the right-of-way be 100 feet. Therefore, the dedication of right-of-way sufficient to provide 50-feet as measured from the centerline of Hillcrest Road, should be required. However, as a major street, access management to Hillcrest Road is a concern; therefore, the location, number and design of all curb cuts should be approved by the Traffic Engineering Department.

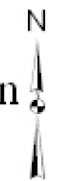
The 25-foot minimum building setback lines, required in Section V.D.9., are not shown, but would be required on the final plat along Hillcrest Road.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of right-of-way sufficient to provide 50-feet from the centerline of Hillcrest Road; 2) placement of a note on the final plat stating that the of Traffic Engineering is required for the location and design of any curb cuts; and 3) the placement of the 25-foot minimum building setback lines on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 6 DATE January 4, 2007
APPLICANT West Mobile Senior and Therapeutic Center Subdivision
REQUEST Subdivision



NTS

WEST MOBILE SENIOR AND THERAPEUTIC CENTER SUBDIVISION



APPLICATION NUMBER 6 DATE January 4, 2007

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

