

EVANS COURT SUBDIVISION

Engineering Comments: Development of property must comply with all stormwater management 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: All portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.

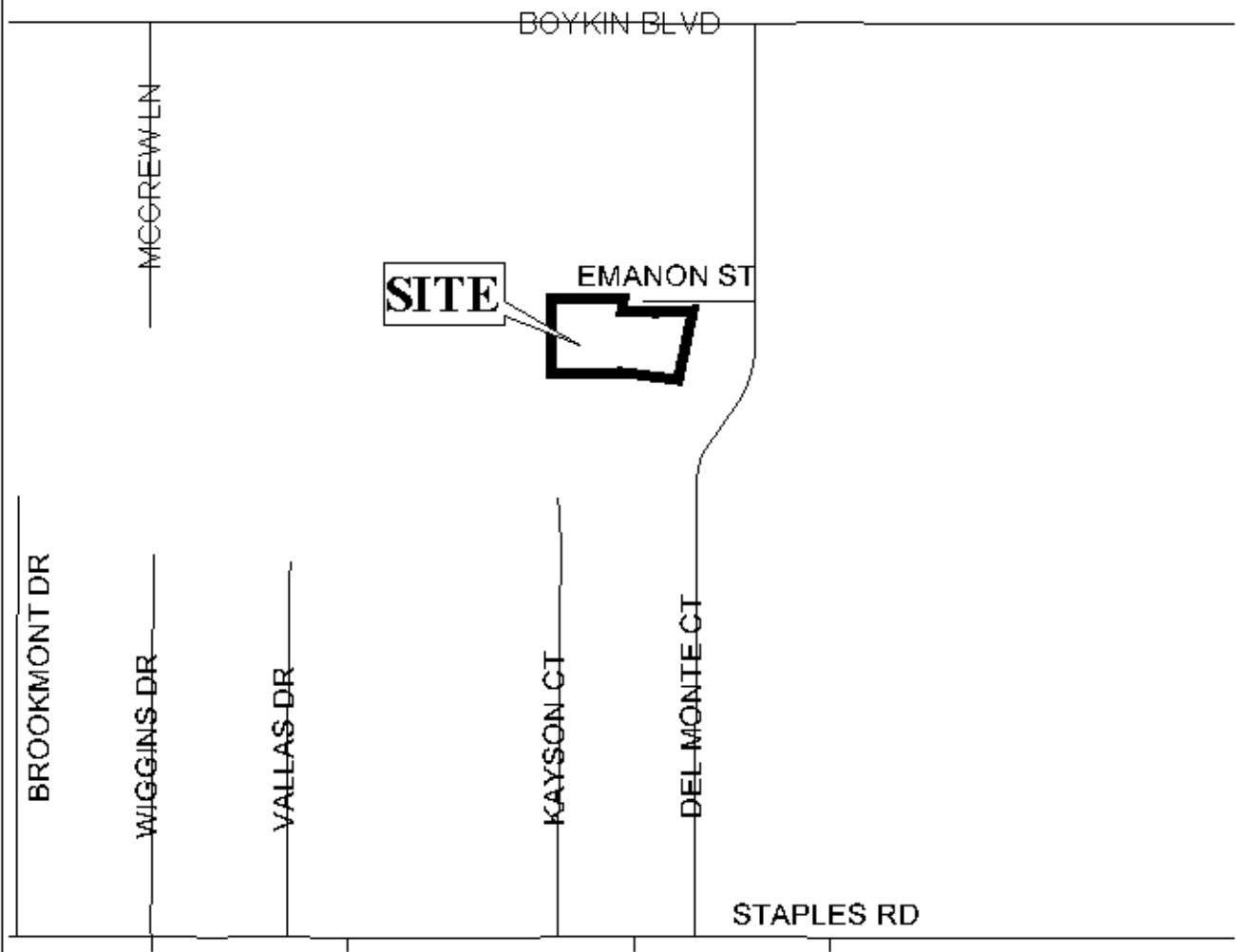
The plat illustrates the proposed 1-lot, 0.8± acre subdivision which is located on the south side of Emanon Street at its West terminus and is located in City Council District 4. The site is served by MAWSS water and sewer.

The purpose of this application is to combine two legal lots of record and create one legal lot of record.

Since a 15-foot drainage and utility easement is located within the site, and to ensure the proper location of any structures on the site, a note should be placed on the final plat stating that no permits would be issued until the final plat is recorded in Probate Court and seven copies of the final plat are delivered to Urban Development.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that no permits would be issued until the final plat is recorded in Probate Court and seven copies of the final plat are submitted to Urban Development.

LOCATOR MAP



APPLICATION NUMBER 9 DATE March 2, 2006

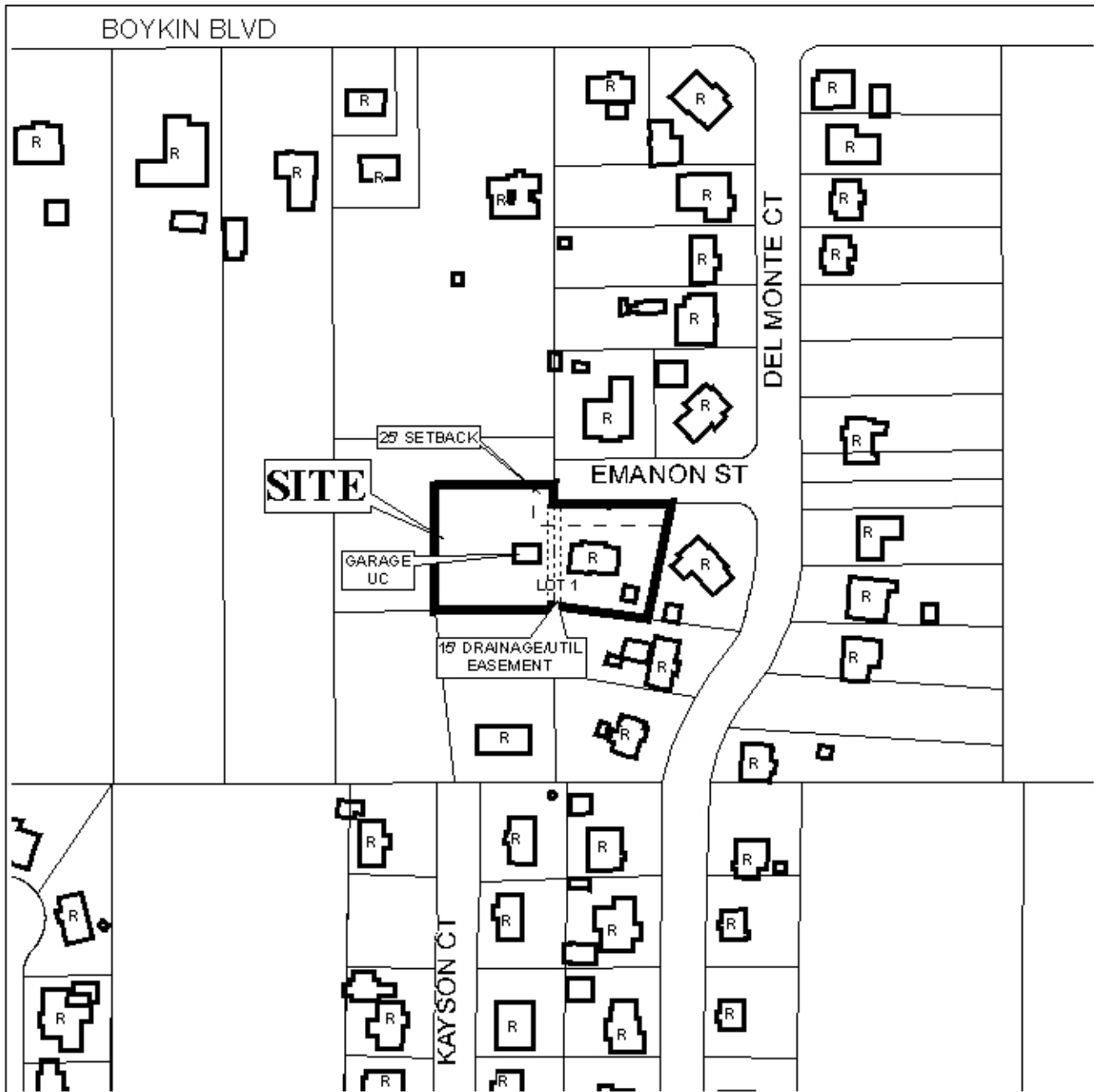
APPLICANT Evans Court Subdivision

REQUEST Subdivision



NTS

EVANS COURT SUBDIVISION



APPLICATION NUMBER 9 DATE March 2, 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



NTS