

## **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: 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.

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.

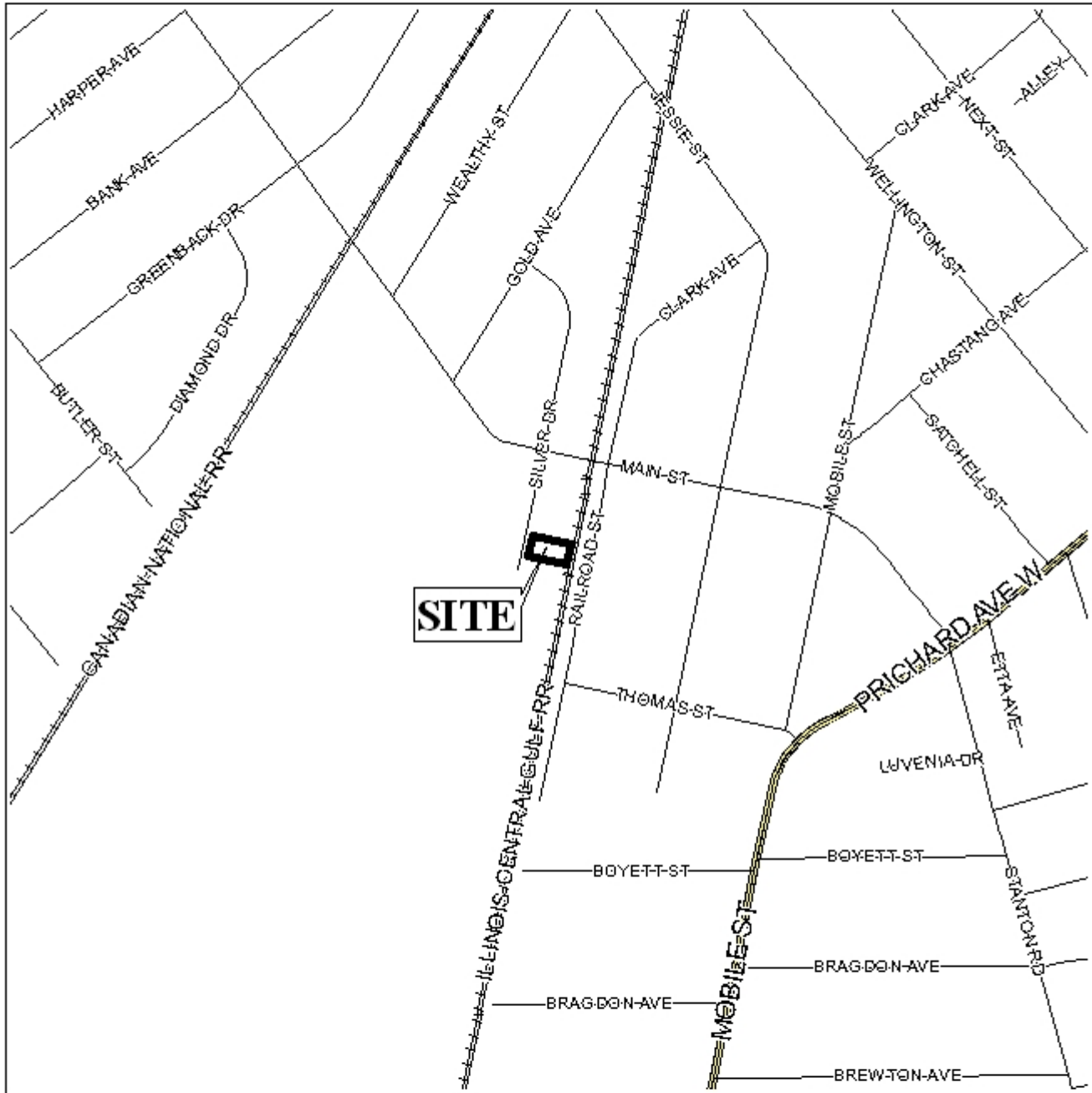
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations 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 18<sup>th</sup> to allow the applicant to provide staff with the following:

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

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# LOCATOR MAP



APPLICATION NUMBER 9 DATE April 3, 2008

APPLICANT Kent Estates Subdivision

REQUEST Subdivision



NTS

# KENT ESTATES SUBDIVISION



APPLICATION NUMBER 9 DATE April 3, 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



NTS

