

HIGHCREST SUBDIVISION, UNIT 1, RESUBDIVISION OF LOTS 88 & 89

Engineering Comments: Detention required for greater than 4000 square feet of impervious area. No storm water can be concentrated on adjacent property without release agreement. All storm water must tie to City of Mobile storm drainage system. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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 projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1.45± acres, two-lot subdivision, which is located at the Northeast corner of Wentworth Court and Longleaf Drive, in city council district 6. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to resubdivide two existing lots of record into two lots. The existing lots are oriented along a common North-South property line, and the new lots would be oriented along a common East-West property line.

The site fronts Wentworth Court and Longleaf Drive, both of which have 50' rights-of-way. Right-of-way widths and corner radius are consistent with Section V. of the Subdivision Regulations. The plat illustrates the required 25' minimum building setback line along both street frontages, and this should also be depicted on the final plat.

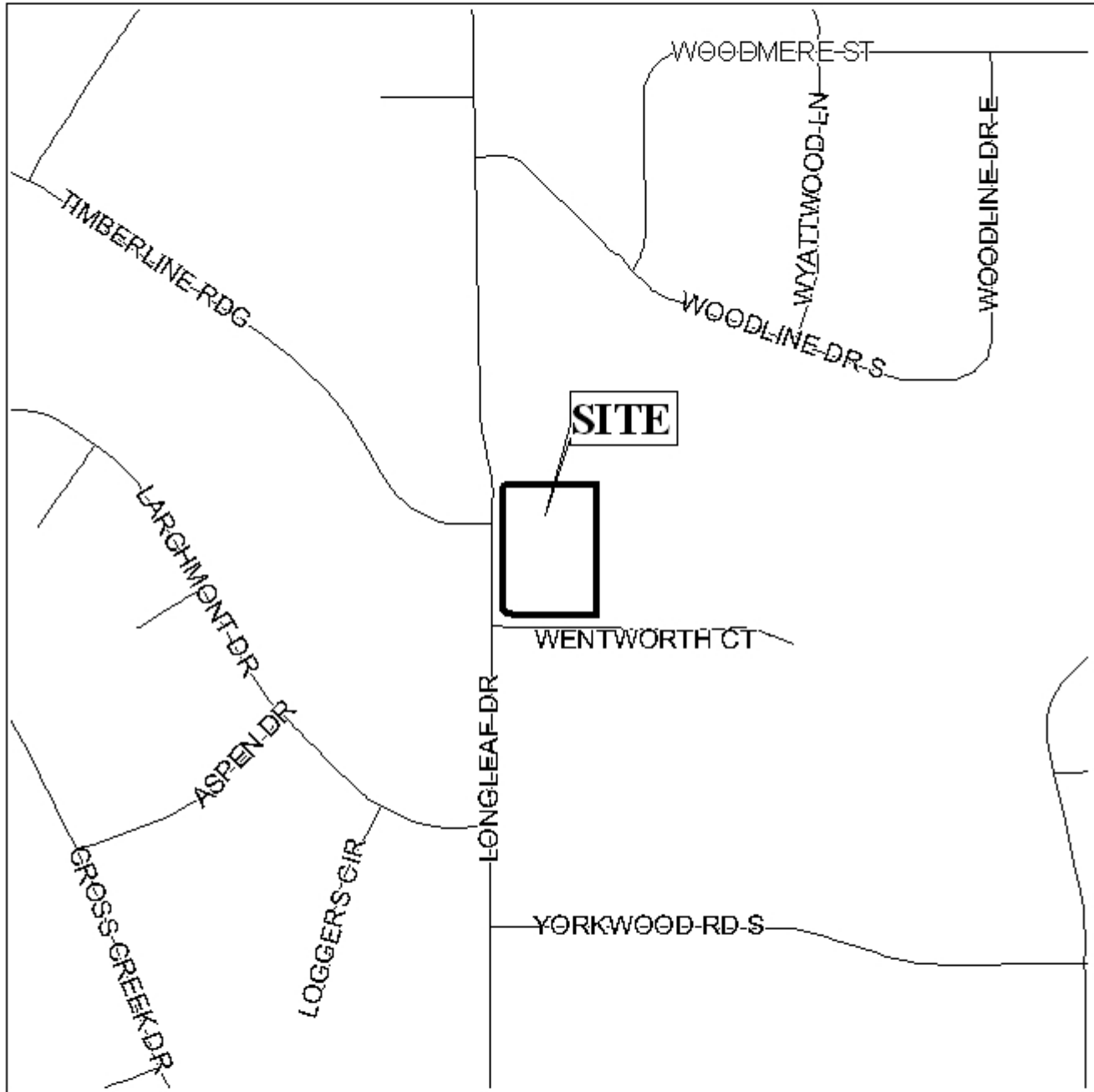
There are no lot sizes indicated on the plat; therefore, the plat should be revised to label each lot size in square feet, or a table should be provided with the same information.

Each lot should be limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

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

1. depiction of the 25' minimum building setback line along both street frontages on the final plat;
2. revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information; and
3. placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and
4. subject to the Engineering Comments (*Detention required for greater than 4000 square feet of impervious area. No storm water can be concentrated on adjacent property without release agreement. All storm water must tie to City of Mobile storm drainage system. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*)

LOCATOR MAP



APPLICATION NUMBER 11 DATE September 6, 2007

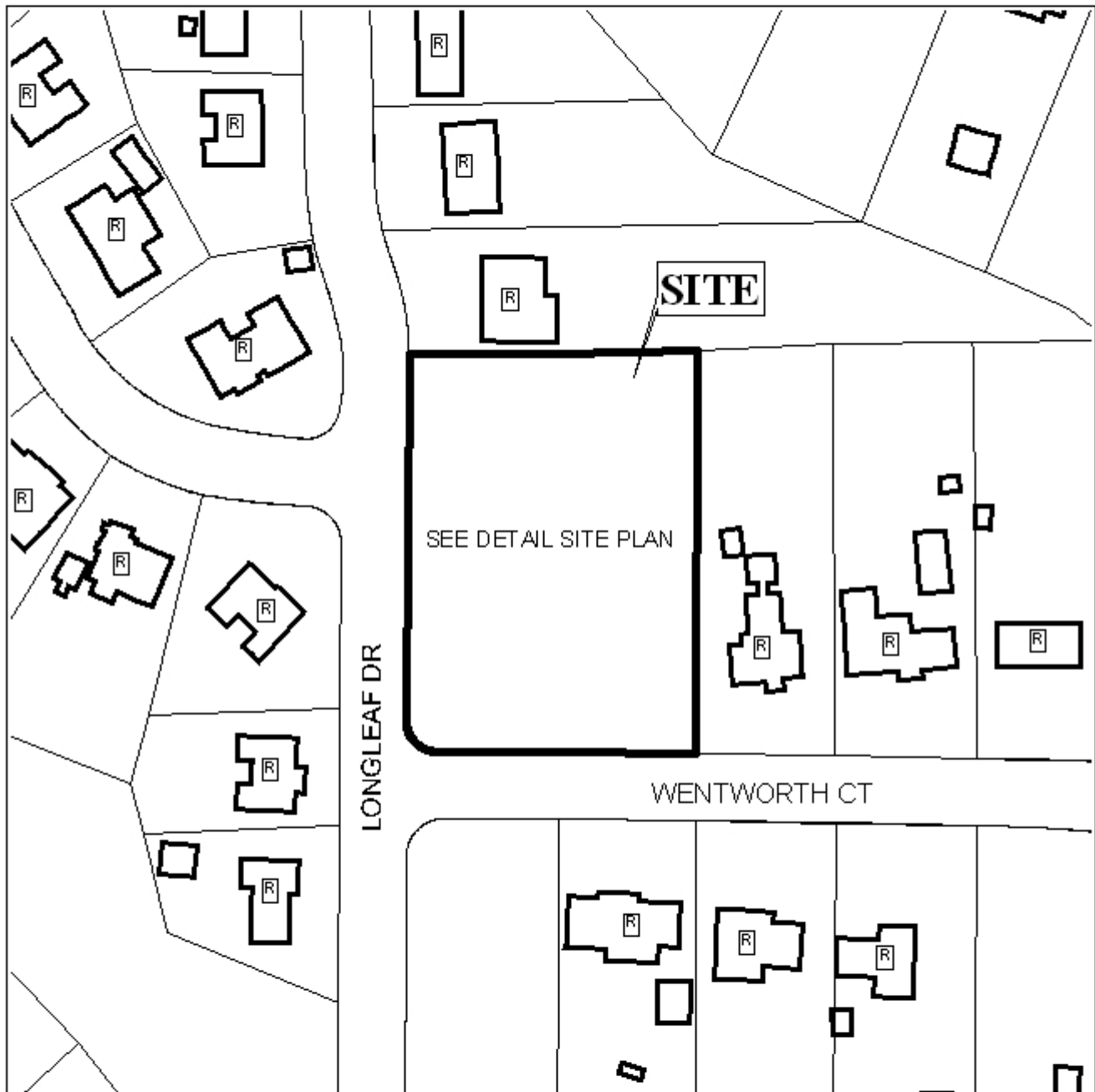
APPLICANT Highcrest Subdivision, Unit 1, Resubdivision of Lots 88 & 89

REQUEST Subdivision



NTS

HIGHCREST SUBDIVISION, UNIT 1, RESUBDIVISION OF LOTS 88 & 89



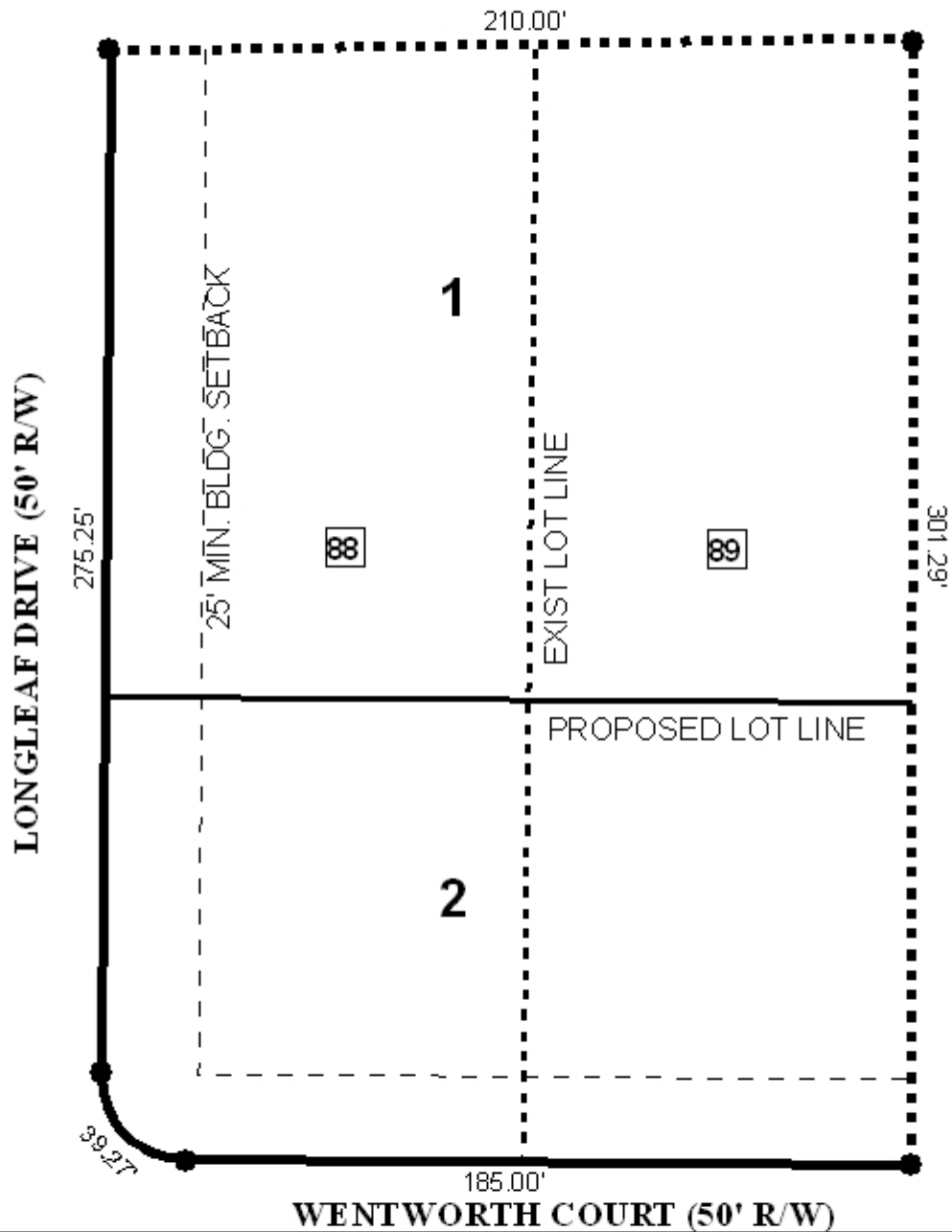
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LEGEND															
	R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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DETAIL SITE PLAN



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