

LEIGHTON PLACE SUBDIVISION, PHASE ONE, **RESUBDIVISION**

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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet.

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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 0.9± acre, 2 lot subdivision, which is located on the West terminus of Leighton Court extending to the Southeast corner of Riviere Du Chien Road and Leighton Place Drive. The applicant states the site is served by public water and sanitary system.

The purpose of this application is to create two legal lots from two existing lots. The owner wishes to move a property line 5'.

Proposed Lot 38A fronts both Leighton Court and Riviere Du Chien Road, while proposed Lot 39A fronts Leighton Court, Riviere Du Chien Road and Leighton Place Drive. It appears that all streets have adequate right-of-way at this location. As a means of access management, a note should be placed on the final plat stating that the proposed Lots 38A and 39A are limited to one curb cut each onto Leighton Court, and denied access to both Riviere Du Chien Road and Leighton Place Drive with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards.

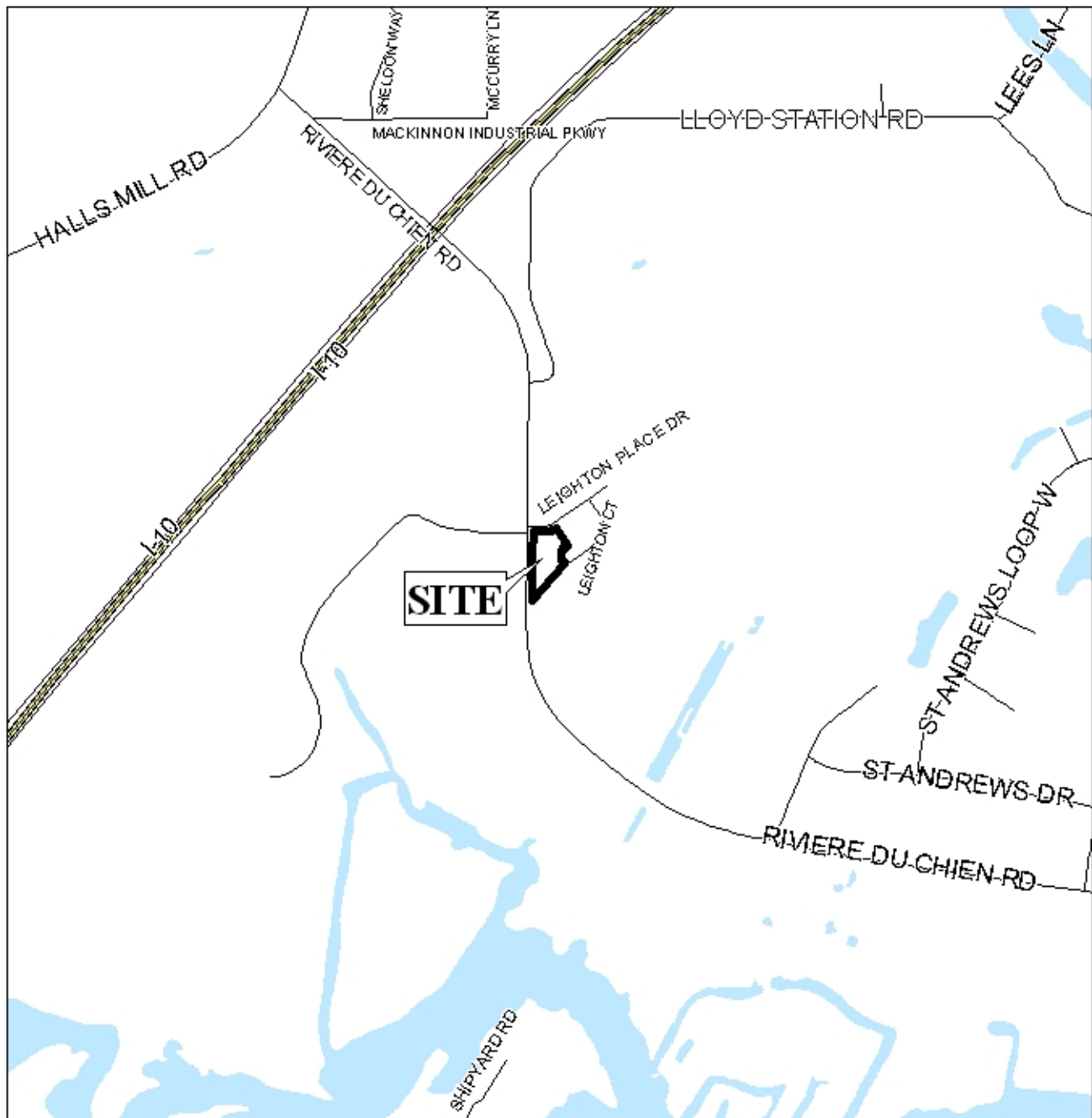
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lots 38A and 39A are limited to one curb cut each onto Leighton Court and denied access to Riviere Du Chien Road and Leighton Place Drive with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;

- 2) Labeling of the 25' minimum building setback line from all street frontages;
- 3) Labeling of each lot in size in square foot on the final plat; and
- 4) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

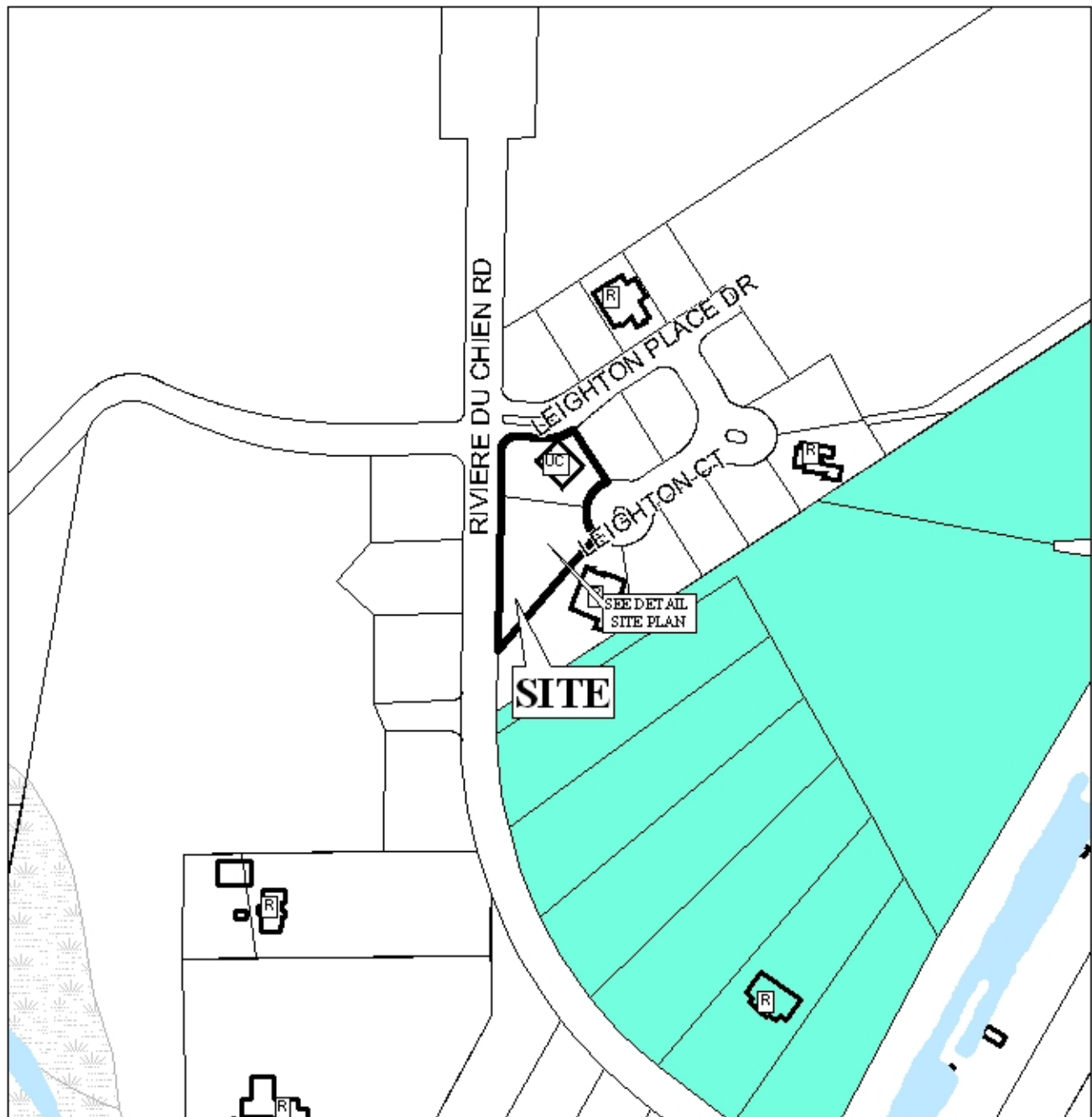
LOCATOR MAP



APPLICATION NUMBER 11 DATE September 4, 2008
APPLICANT Leighton Place Subdivision, Phase One, Resubdivision
REQUEST Subdivision



LEIGHTON PLACE SUBDIVISION, PHASE ONE, RESUBDIVISION



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LEGEND

R-1

R-2

R-3

R-4

R-B

H-B

T-B

B-1

LB-2

B-2

B-3

B-4

B-5

I-1

I-2



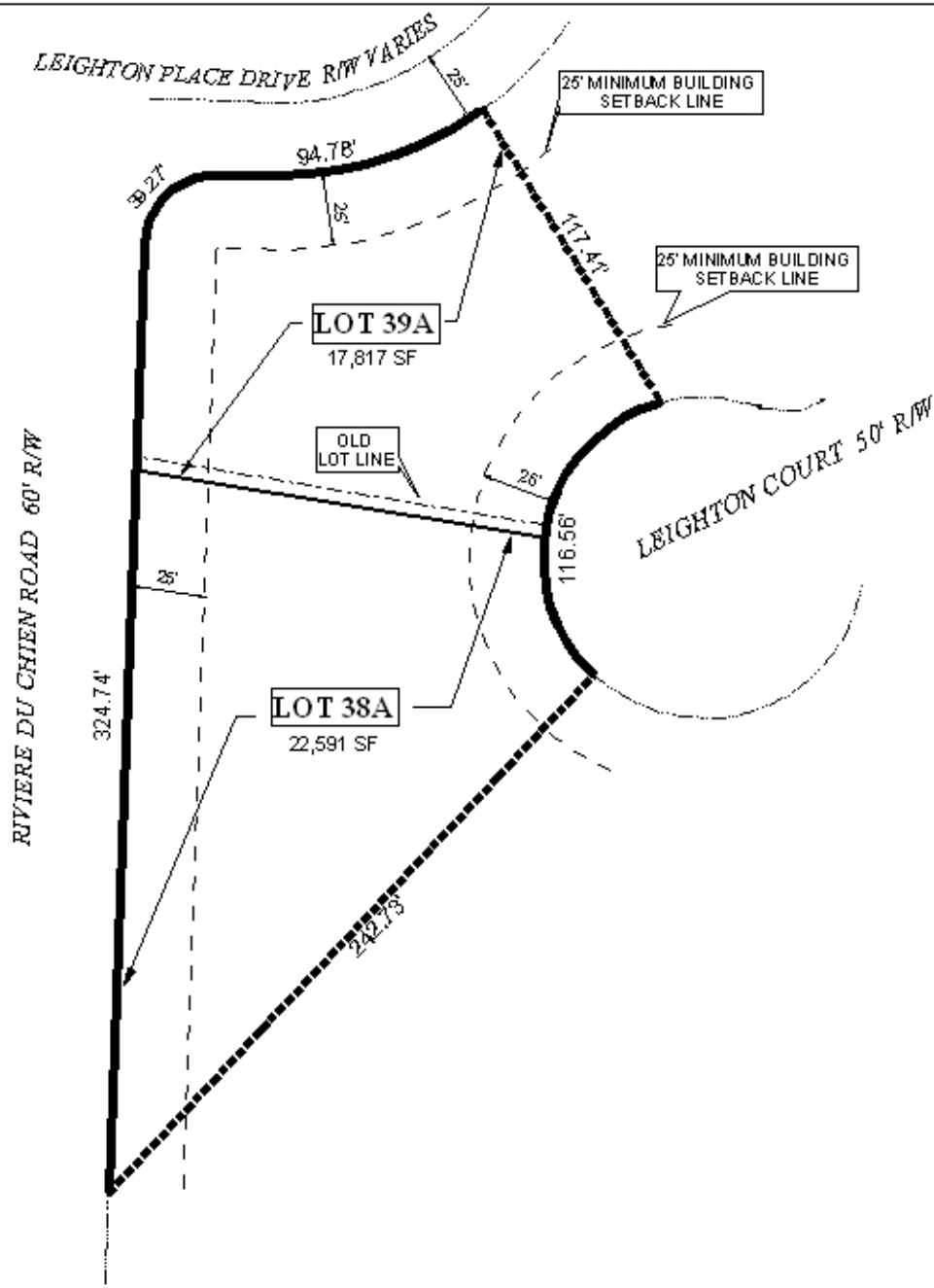
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DETAIL SITE PLAN



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