

## **McKEEVER PLACE 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. Must provide detention for any impervious area added 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: No comments submitted.

MAWWS Comments: No comments submitted.

The plat illustrates the proposed 0.4± acre, 1-lot subdivision, which is located on the South side of Riverside Drive, 110'± East of Valley Road, in Council District 3. The applicant states the site is served by city water and sanitary services.

The purpose of this application is to combine a legal lot of record and a portion of an adjacent lot of record into one legal lot to allow the construction of a single-family dwelling. The portion of the adjacent lot of record was parceled-off from that lot at least by 1962 and has been a part of the subject property since. Since both lots have changed ownership several times since then, inclusion of the adjacent lot in this subdivision would be impracticable.

The proposed lot fronts Riverside Drive with a compliant 60' right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the final plat stating that the lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. As on the preliminary plat, the final plat should illustrate the 25' minimum building setback line along Riverside Drive. The plat should be revised to label the lot with its size in acres and square feet, or a table should be furnished on the final plat providing the same information.

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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along Riverside Drive;
- 3) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) subject to the 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 in excess of 4,000 square feet).*

## LOCATOR MAP



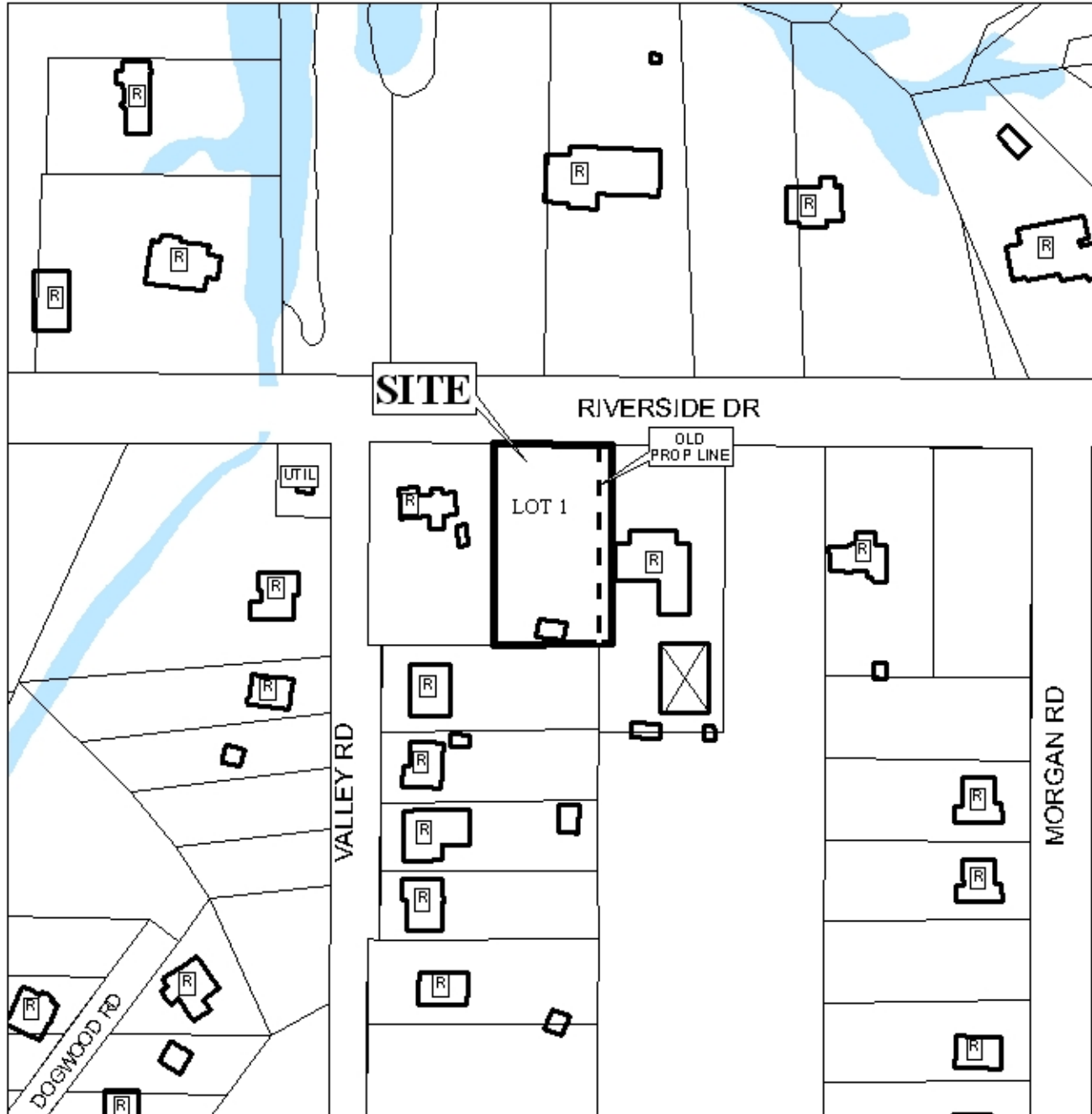
APPLICATION NUMBER 11 DATE July 16, 2009

APPLICANT McKeever Place Subdivision

REQUEST Subdivision



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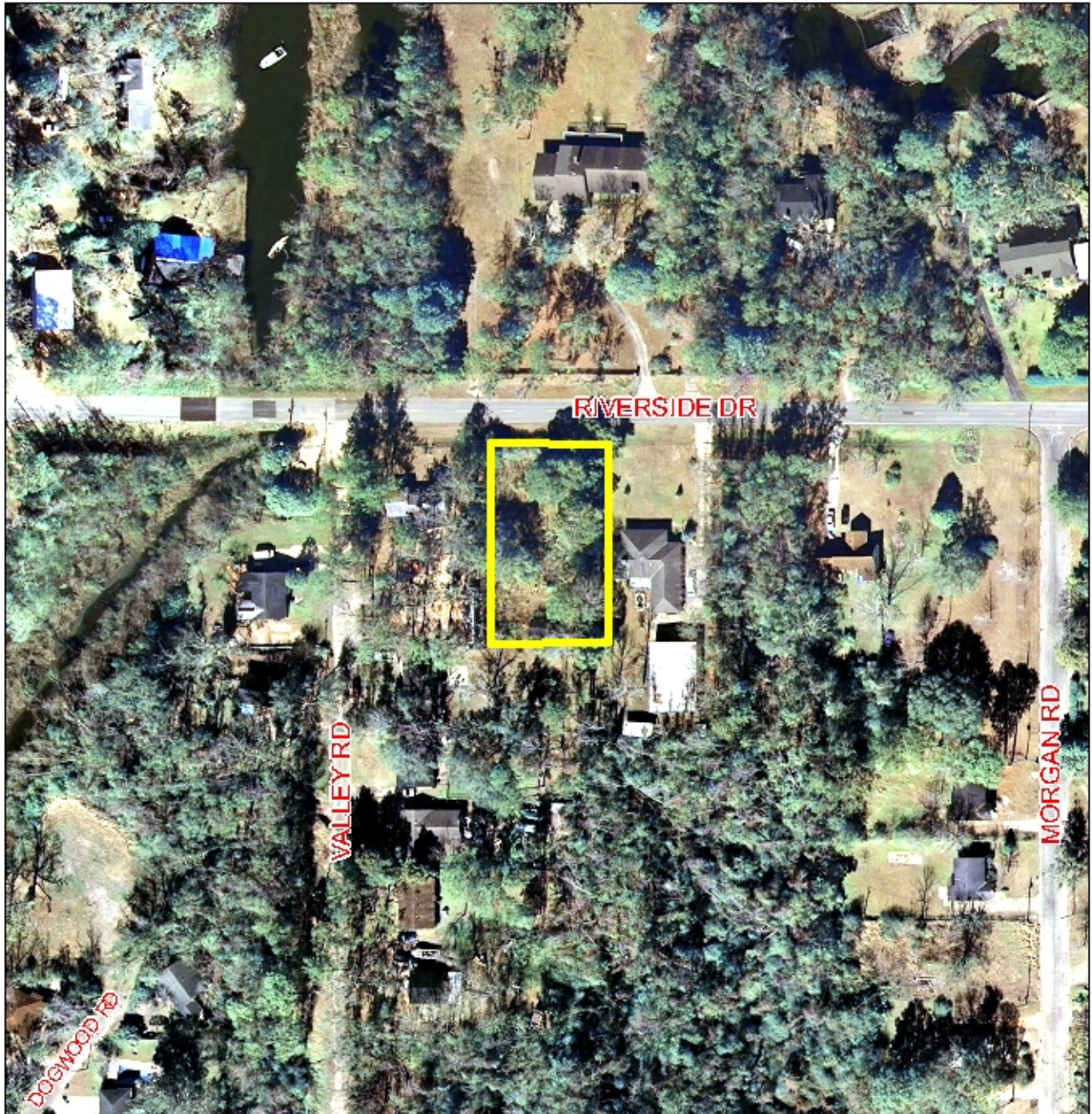
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LEGEND

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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