

**NEESE'S ADDITION TO CRICHTON SUBDIVISION,
BLOCK G, RESUBDIVISION OF LOT 10**

Engineering Comments: A 10' drainage easement may be required along the north property line for the maintenance of the drainage canal. The property dimensions shown on the submitted plat do not correspond with the dimensions shown on the original plat Neese plat. 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

MAWWS Comments: None provided

The plat illustrates the proposed 0.5± acre, 2 lot subdivision, which is located on the North side of Pages Lane at the North terminus of Union Avenue. The applicant states the site is served by city water and sanitary system.

The purpose of this application is to create two legal lots from one existing lot.

Both proposed Lot 1 and 2 front Pages Lane, a minor road with adequate 50' of right-of-way.

Proposed Lot 1 would have approximately 162' of frontage along Pages Lane while proposed Lot 2 will have approximately 60' of frontage. As a means of access management, a note should be placed on the final plat stating that Lots 1 and 2 are limited to one curb cut each onto Pages Lane with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

An existing structure will be impacted by the proposed subdivision, and the applicant has indicated that it will be demolished. The structure should be demolished, with appropriate permits, prior to signing the final plat.

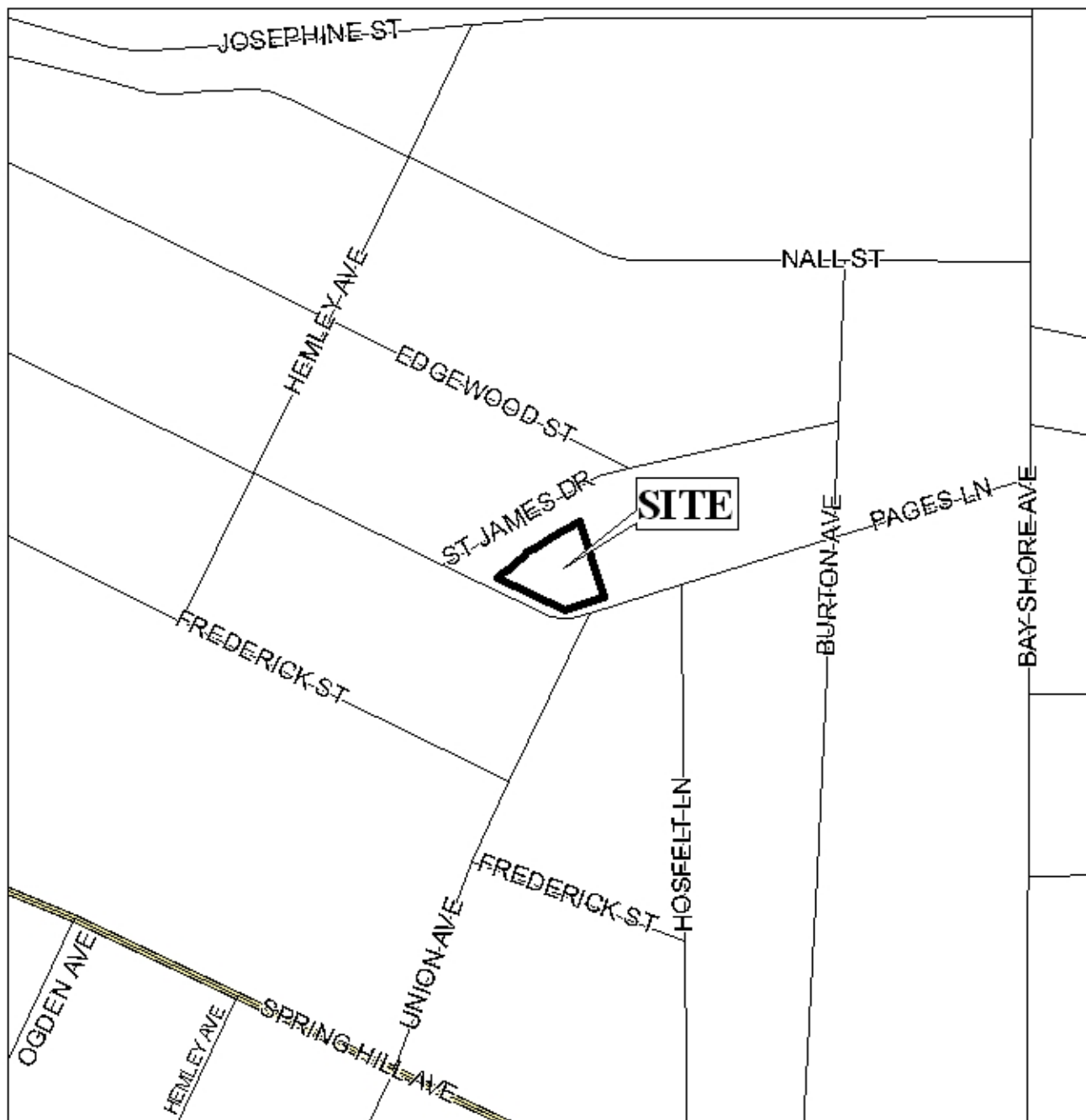
It should be noted that the site is located next to a drainage canal. A note should be placed on the final plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities.

Finally, 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 a tentative approval subject to the following conditions:

- 1) Placement of a note on the final plat stating that Lots 1 and 2 are limited to one curb cut each onto Pages Lane with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) Demolition of the residential structure located on Lot 1 (with all proper permits) prior to signing of the final plat;
- 3) Labeling of each lot with its size in square feet;
- 4) Revision of the final plat to reflect Engineering Comments;
- 5) Placement of a note on the final plat stating that approval of all applicable Federal, state and local agencies is required for wetland and floodplain issues, if any, prior to the issuance of any permits or land disturbance activities; and
- 6) Placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 11 DATE October 2, 2008

APPLICANT Neese's Addition to Crichton Subdivision, Block G, Resubdivision of Lot 10

REQUEST Subdivision



NEESE'S ADDITION TO CRICHTON SUBDIVISION, BLOCK G, RESUBDIVISION OF LOT 10



APPLICATION NUMBER 11 DATE October 2, 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
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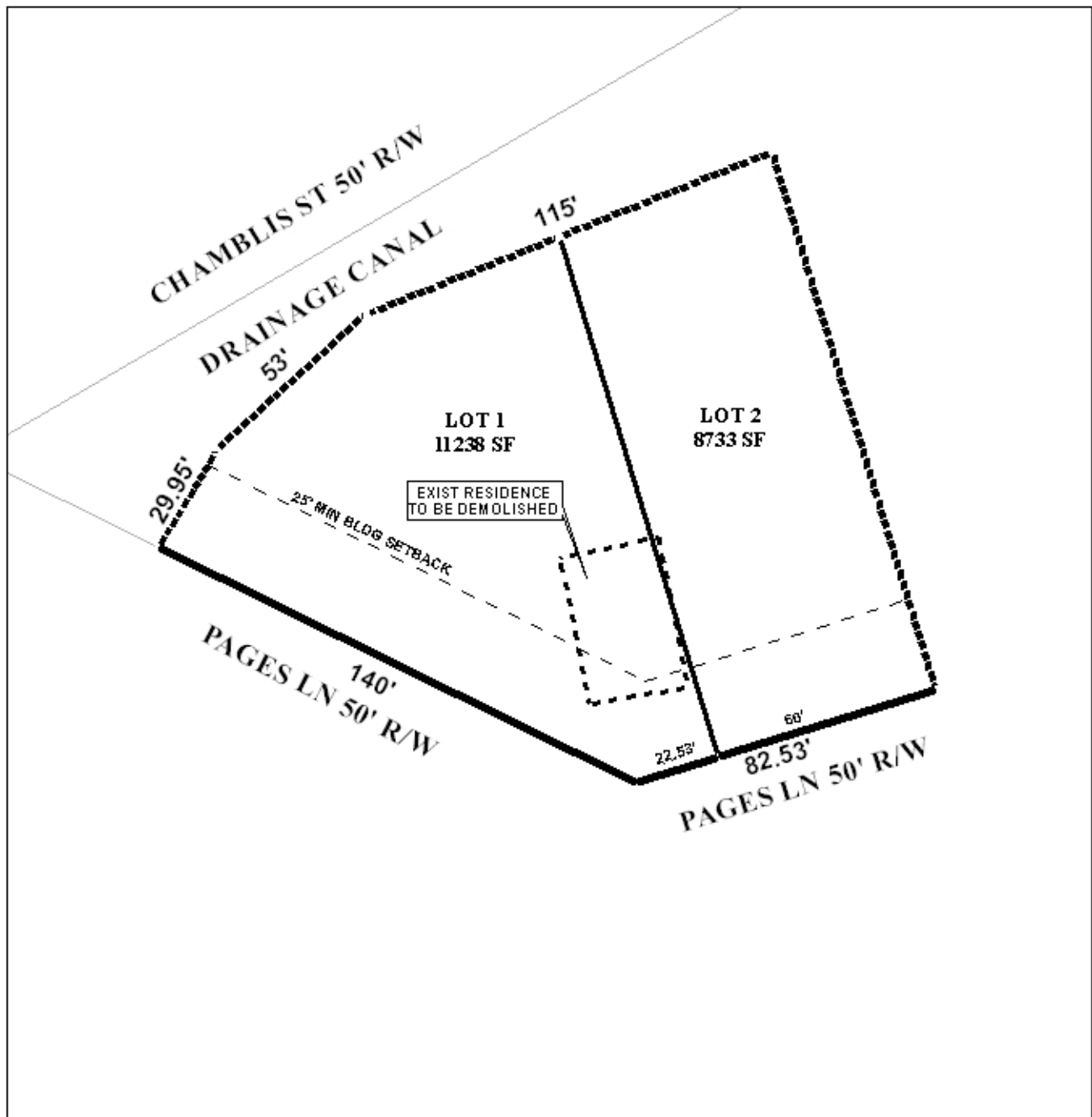
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DETAIL SITE PLAN



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