

PINEHURST, RESUBDIVISION OF BLOCK 24,
RESUBDIVISION OF LOTS 1 & 18

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: Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 0.36± acre, 2 lot subdivision, which is located on the South side of Howard Avenue [vacated public right-of-way], extending from Louise Avenue to Schaub Avenue. The site is served by city water and sanitary facilities.

The purpose of this application is to extend two legal lots 15' to the North to include a portion of the now vacated right of way from Howard Street.

Proposed Lot 1 contains 65' of frontage onto Louise Avenue, a minor street with curb and gutter, and with a required right-of-way width of approximately 50'. While the existing legal lot has adequate right-of-way, the addition of the acreage to the North will require a 5' dedication along Louise Drive. Proposed Lot 18 contains approximately 65' of frontage onto Schaub Avenue, a minor street without curb and gutter, and with a right-of-way width of 80'. The current lot, along with the addition appears to have adequate right-of-way at this location.

While proposed Lot 1 will have approximately 65'± of frontage along Louise Avenue and proposed Lot 18 will have approximately 65' ± along Schaub Avenue, a note should be placed on the final plat, if approved, stating that Lot 1 will be limited to one curb cut onto Louise Avenue and Lot 18 will be limited to one curb cut onto Schaub Avenue, each with the size, location and design to be approved by Traffic Engineering and conforming to AASHTO standards.

The lot sizes in square feet are indicated on the plat. 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.

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, it is recommended that this application be Approved subject to the following:

- 1) dedication of 5' of the "new portion" of Lot 1 along Louise Drive;
- 2) placement of a note on the plat stating that lot 1 is limited to one curb cut onto Louise Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that lot 18 is limited to one curb cut onto Schaub Avenue with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and
- 4) 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 July 24, 2008
Pinehurst Resubdivision, Resubdivision of Block 24,
APPLICANT Resubdivision of Lots 1 & 18
REQUEST Subdivision



PINEHURST SUBDIVISION, RESUBDIVISION OF BLOCK 24, RESUBDIVISION OF LOTS 1 & 18



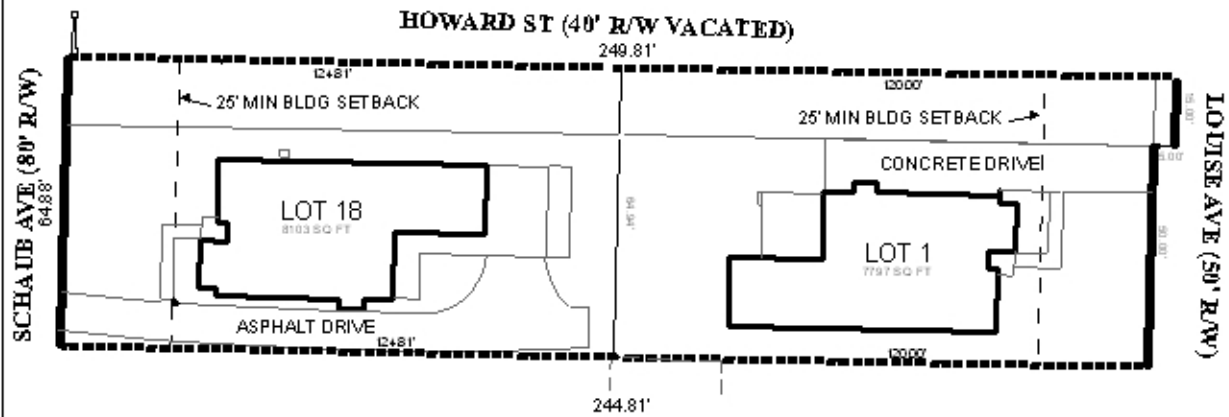
APPLICATION NUMBER 11 DATE July 24, 2008

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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DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE July 24, 2008
 APPLICANT Pinehurst Resubdivision, Resubdivision of Block 24,
Resubdivision of Lots 1 & 18
 REQUEST Subdivision



**PINEHURST SUBDIVISION, RESUBDIVISION OF
BLOCK 24, RESUBDIVISION OF LOTS 1 & 18**



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