

HIGHCREST SUBDIVISION, UNIT 1, RESUBDIVISION OF LOTS 88 & 89, RESUBDIVISION OF LOT 2

Engineering Comments: Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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.

Mobile Area Water & Sewer System Comments: No comments.

The plat illustrates the proposed 2-lot, 0.6± acre 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 an existing lot of record into two lots. The current lot was created in 2007 via the Resubdivision of Lots 88 and 89 of Highcrest Subdivision and the current dwelling was very recently completed.

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. Also illustrated is the proposed interior line between the lots being 8' off the existing structure on proposed Lot 2B. This line should also be illustrated on the final plat at a minimum distance of 8' off the existing structure.

Lots are labeled with their sizes on the plat, and this should also be done on the final plat, 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.

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 a 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, 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. depiction of the interior lot line with a minimum side yard setback of 8' off the existing dwelling;
3. 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
4. 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;
5. placement of a note on the final plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
6. subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



APPLICATION NUMBER 12 DATE May 15, 2008

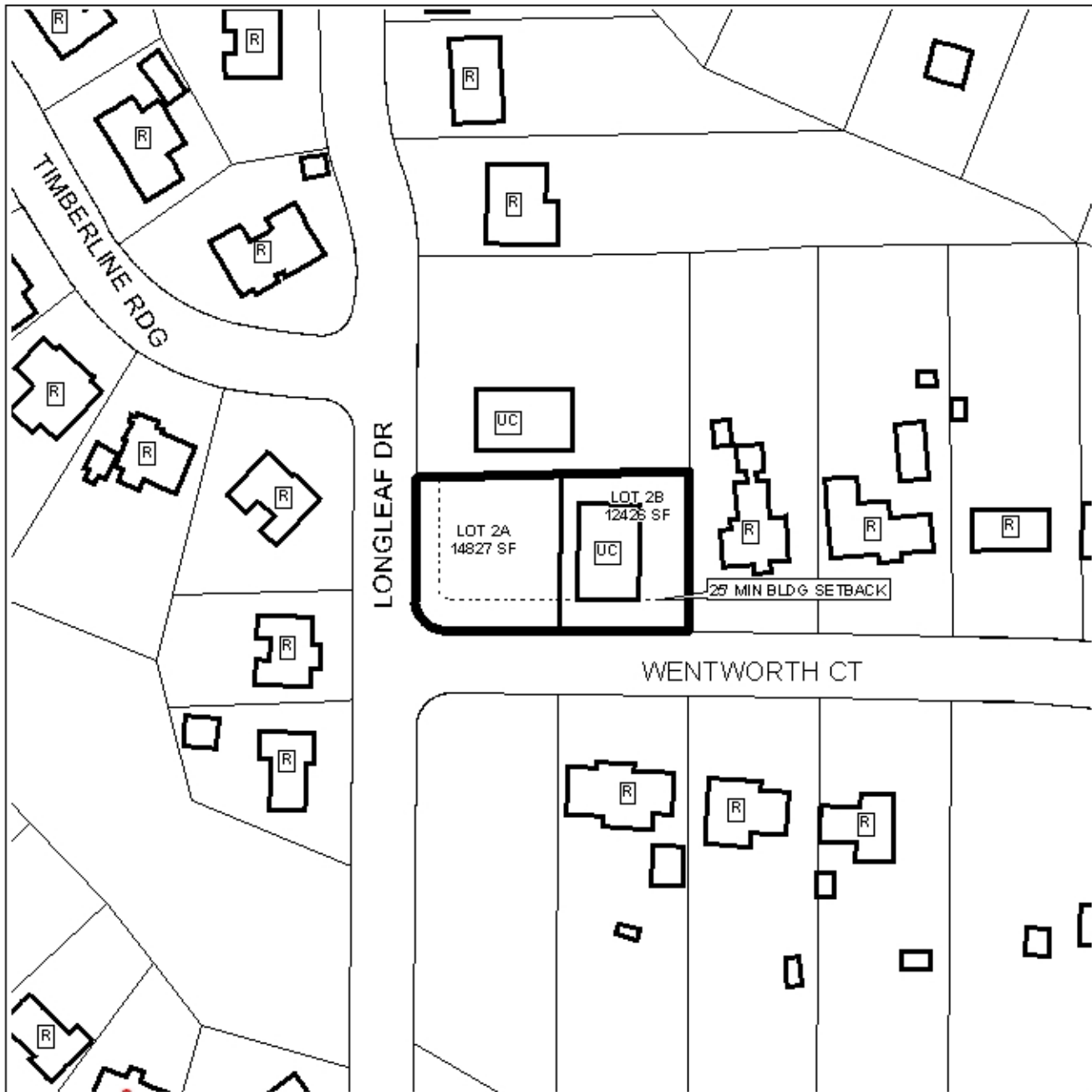
APPLICANT Highcrest Subdivision, Unit 1, Resubdivision of Lots 88 & 89, Resubdivision of Lot 2

REQUEST Subdivision



NTS

HIGHCREST SUBDIVISION, UNIT 1, RESUBDIVISION OF LOTS 88 & 89, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 12 DATE May 15, 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



NTS