

REVISED JACKSON HEIGHTS SUBDIVISION

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, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 3.09± acre, 2 lot subdivision, which is located on the South side of Springview Drive, 400'± South of Packingham Drive, in City Council District 5. The applicant states that the site is served by public water and sewer.

The purpose of this application is to move an interior lot line.

The site fronts Springview Drive, a minor street with 50' of right-of-way. It does not appear that Springview Drive has curb and gutter and, as such, requires 60' of right-of-way; thus, the plat should be revised to provide a minimum 30' as measured from the centerline of Springview Drive.

As proposed, each lot has approximately 100' of frontage along Springview Drive. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Springview Drive, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

As illustrated on the plat, there is an existing home on Lot 1 and tennis court on Lot 2; both are in compliance with the setback requirements of Section 64-3.C.1. of the Zoning Ordinance.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label each lot with its size in square feet, or provide a table on the plat with the same information.

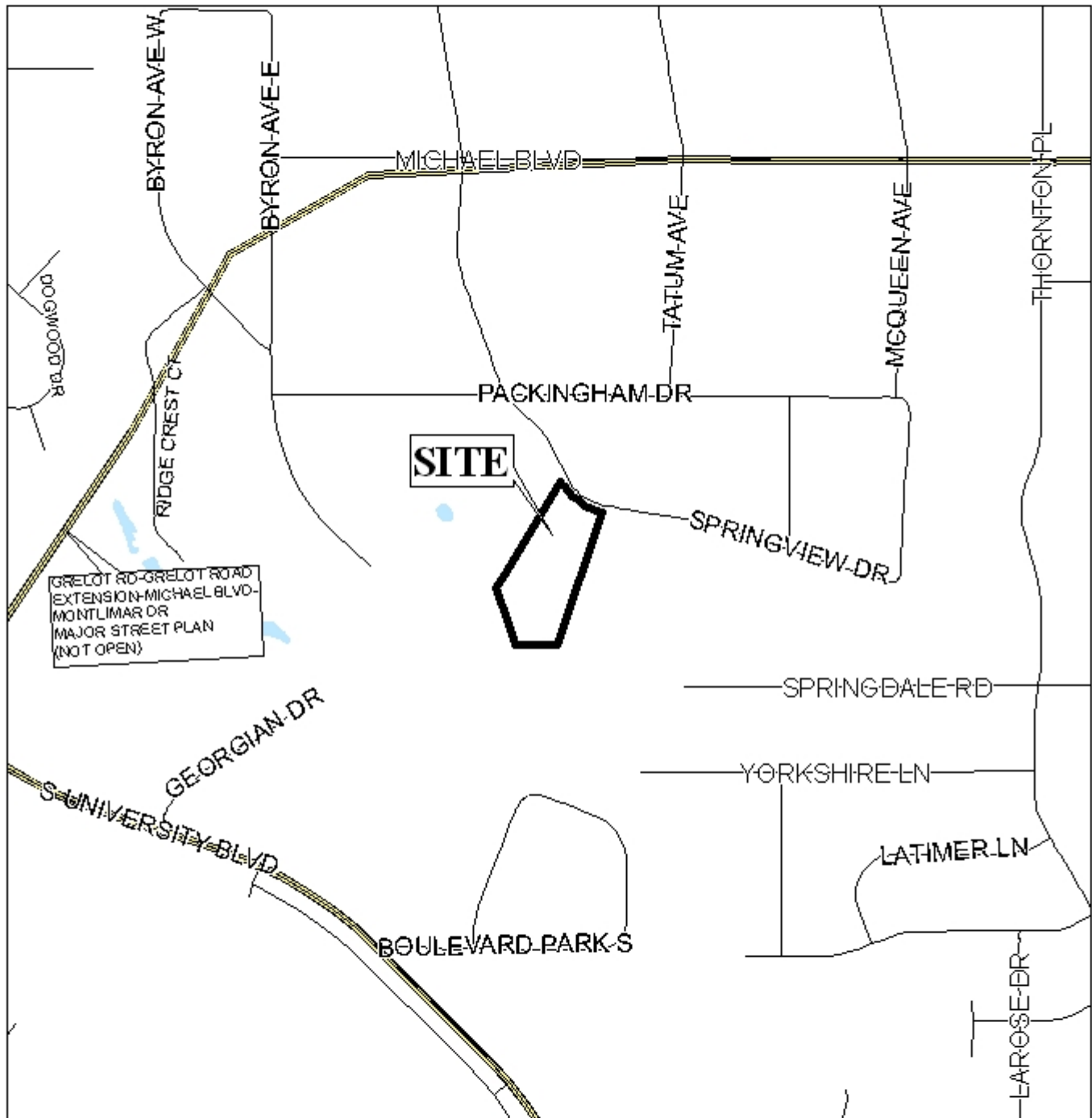
The site is within the Dog River Watershed and it appears that wetlands exist on a portion of the site. The presence of wetlands and floodplains on the site indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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

- 1) dedication of a minimum 30' as measured from the centerline of Springview Drive;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 4) the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the plat / site plan 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 City 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, a private drainage easement or providing detention for a 100 year storm event with a two year release rate per the revised COM Storm Water Ordinance. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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



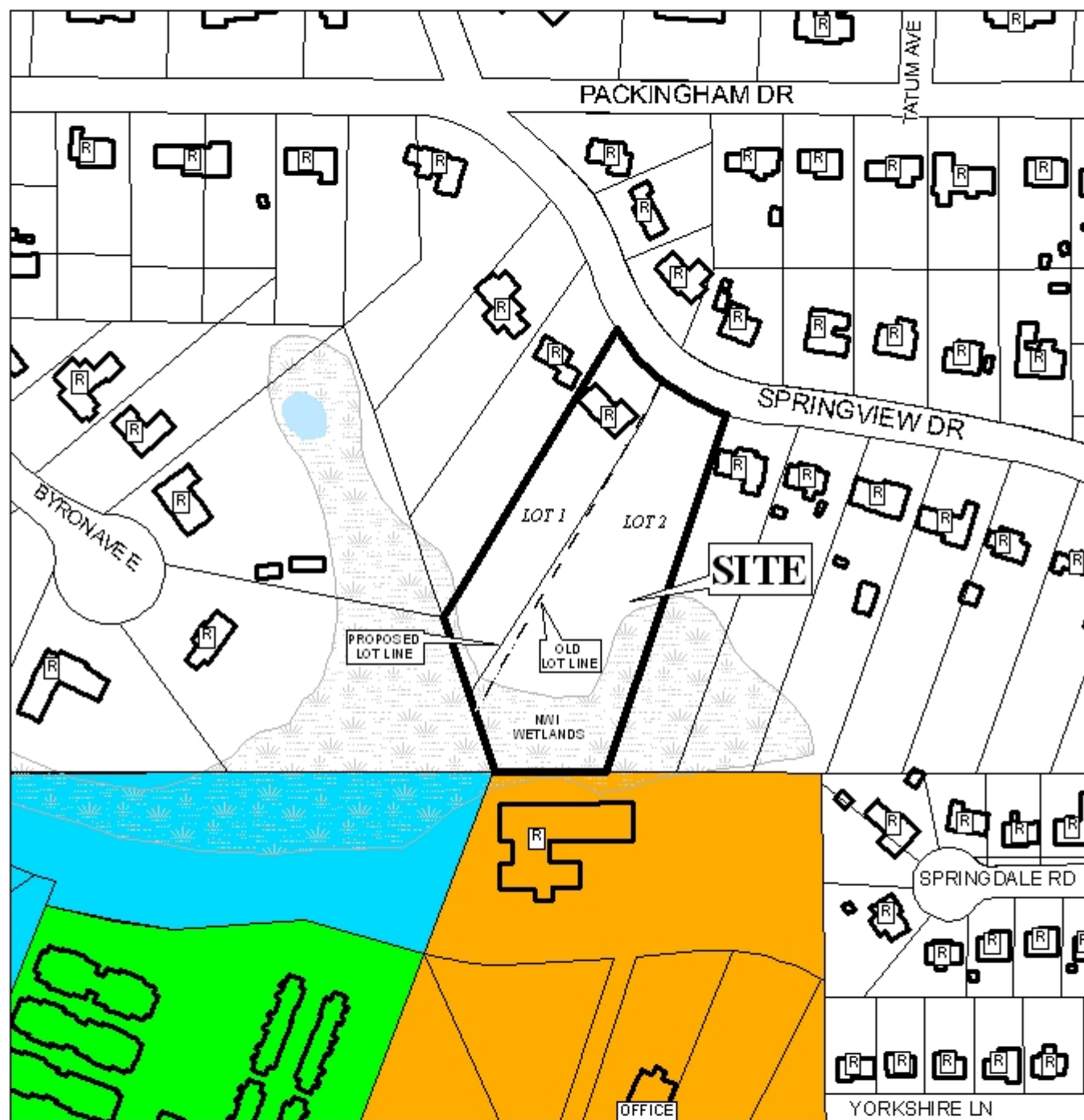
APPLICATION NUMBER 14 DATE July 10, 2008

APPLICANT Revised Jackson Heights Subdivision

REQUEST Subdivision



REVISED JACKSON HEIGHTS SUBDIVISION



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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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