

HIGHCREST SUBDIVISION, UNIT 1, RESUBDIVISION OF LOT 28

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 0.5± acre, two-lot subdivision, which is located at the Southeast corner of Yorkwood Road South and Brookline Drive West, in Council District 4. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to resubdivide one existing lot of record into two lots.

The site fronts on Yorkwood Road South and Brookline Drive West, both of which have an adequate right-of-way width of 50'. The plat illustrates the required 25' minimum building setback line along both street frontages which should also be depicted on the final plat.

Each lot is labeled with its size in square feet, and this should also be done on the final plat, or a table should be provided furnishing the same information. As a means of access management, 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.

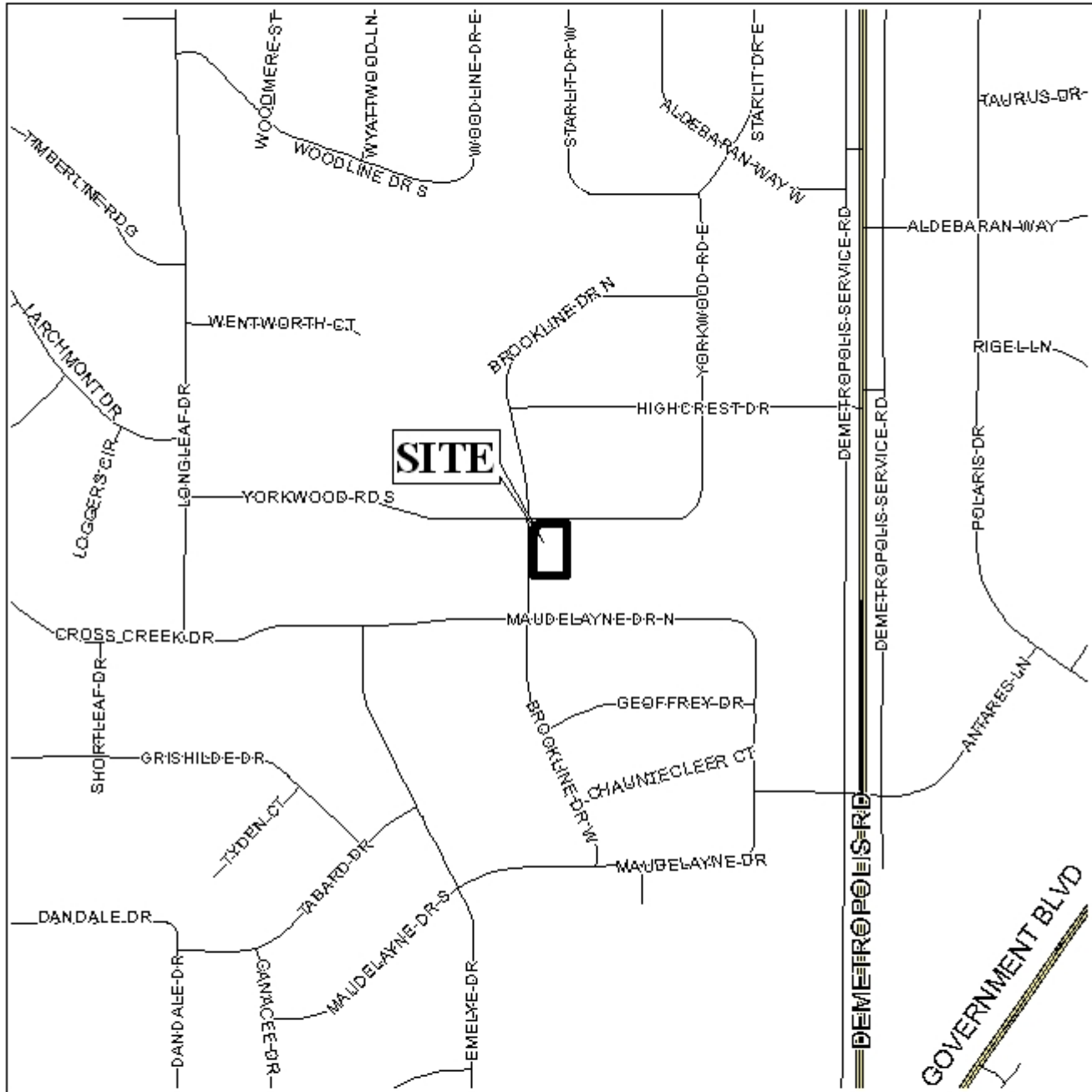
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

City of Mobile GIS aerial photographs taken in 2006 indicate a dwelling on the site which is not indicated on the plat submitted. A review of the GIS map layer does not indicate any dwelling on the site, and none was found in the Planning Section's land use conducted in conjunction with this application. No permit is indicated for the removal of the structure; therefore, an after-the-fact demolition permit should be obtained prior to the signing of the final plat.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

1. depiction and labeling of the 25' minimum building setback line as shown on the preliminary plat;
2. labeling of each lot with its size in square feet, or provision of a table on the plat furnishing the same information;
3. 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;
4. 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
5. the obtaining of an after-the-fact demolition permit for the removal of the dwelling prior to the signing of the final plat; 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 13 DATE May 15, 2008

APPLICANT Highcrest Subdivision, Unit 1, Resubdivision of Lot 28

REQUEST Subdivision



NTS



APPLICATION NUMBER 13 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	I-2
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