

NEW COUNTRY CLUB ESTATES SUBDIVISION,
FIRST UNIT, LOT 19, RESUBDIVISION OF

Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 0.84 acre \pm , 3 lot subdivision which is located at the Northeast corner of Wilkinson Way and Jordan Lane, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create 3 legal lots of record from one existing legal lot of record.

The proposed lots meet the minimum area requirements of the Subdivision Regulations. The lot sizes should be retained in square feet and acres on the Final Plat if approved.

The site has frontage onto Wilkinson Way a minor street with valley gutter and with a right-of-way width of 60 feet; and Jordan Lane, also a minor street with valley gutter but with a right-of-way width of 50'. According to the Subdivision Regulations minor streets without curb and gutter should have a right of way width of 60 feet. The 25 feet setback line should be located to allow for future right-of-way dedication to provide 30 feet from centerline along Jordan Lane.

As a means of access management each lot should be limited to one curb-cut, with the size design or location to be approved by Traffic Engineering and comply with AASHTO standards.

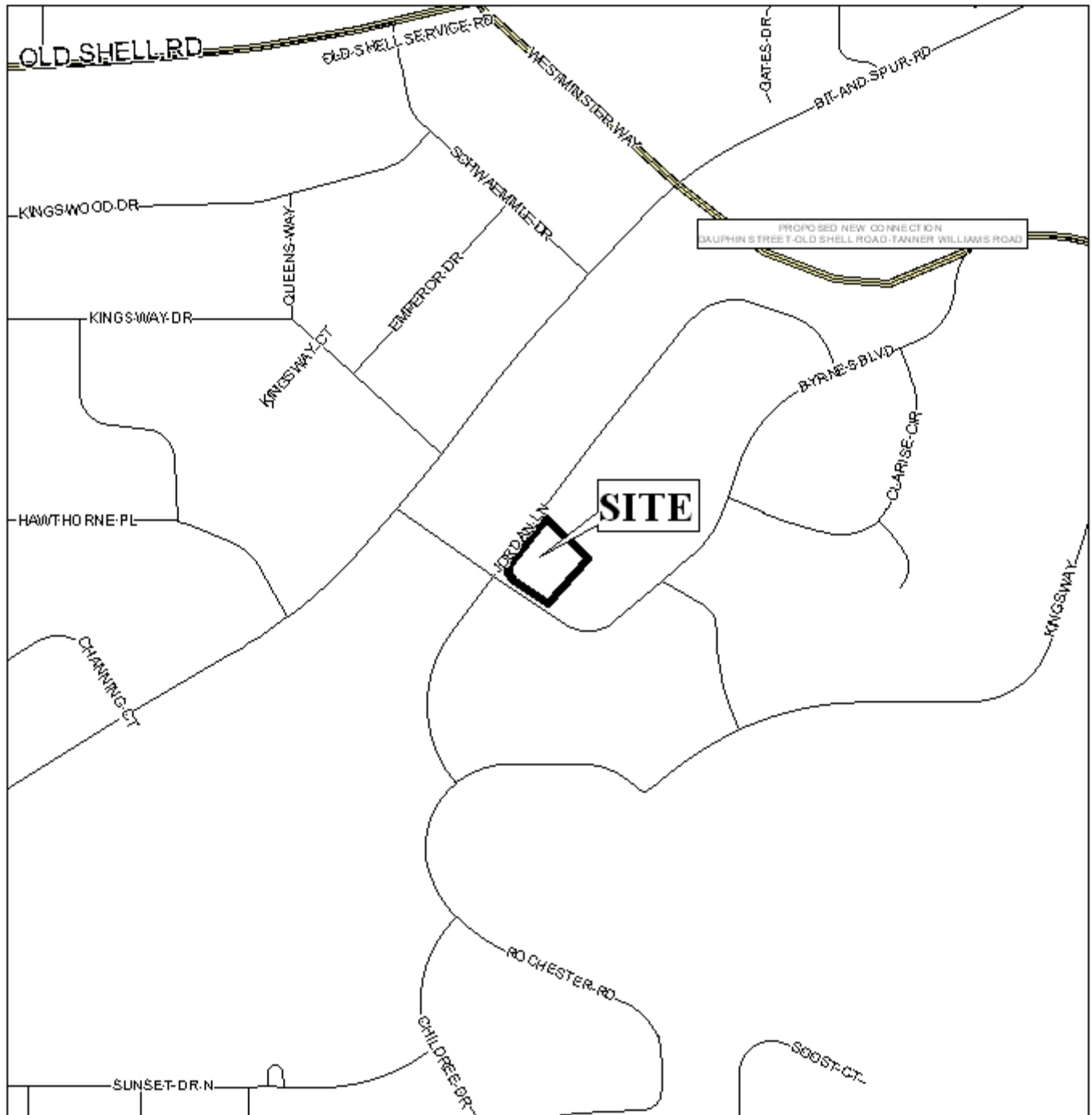
The proposed lots meet the standards for width-to-depth ratio.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication sufficient to provide 30' from centerline along Jordan Lane;

- 2) modification and depiction of the 25-foot minimum building setback line from the new right-of-way line after dedication along Jordan Lane;
- 3) placement of a note on the final plat stating that each lot is limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) demolition of the existing structure prior to recording of the Final Plat;
- 5) the table indicating lot sizes in acreage and square feet be retained on the Final Plat;
- 6) compliance with Engineers comments: 1. *Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).* 2. *Provide a signature block and signature from the Traffic Engineering Department.* 3. *Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).*
- 7) compliance with Fire comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile; and
- 8) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



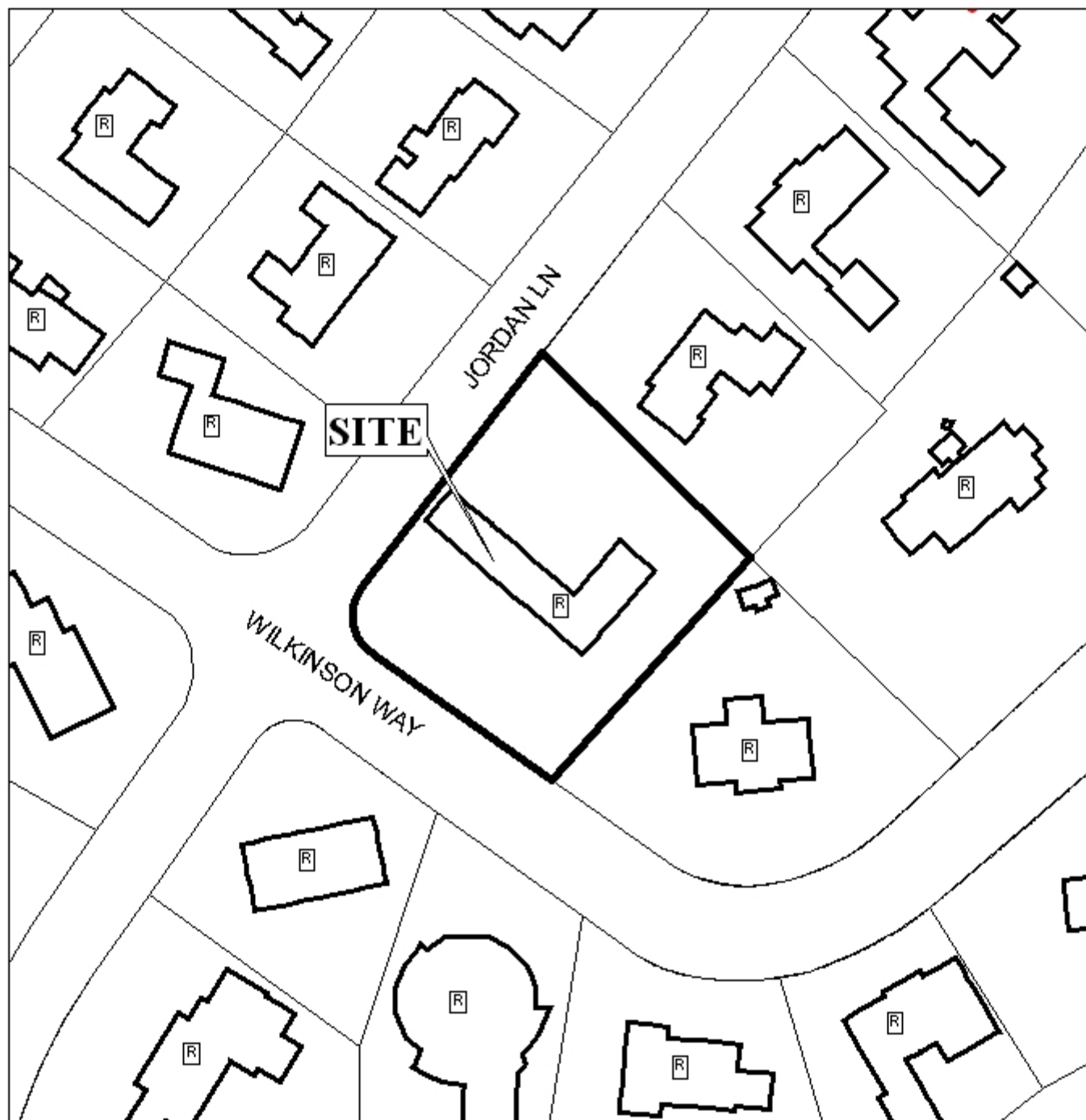
APPLICATION NUMBER 14 DATE April 4, 2013

APPLICANT New Country Club Estates Subdivision, First Unit, Lot 19, Resubdivision of

REQUEST Subdivision



NEW COUNTRY CLUB ESTATES SUBDIVISION, FIRST
UNIT, LOT 19, RESUBDIVISION OF



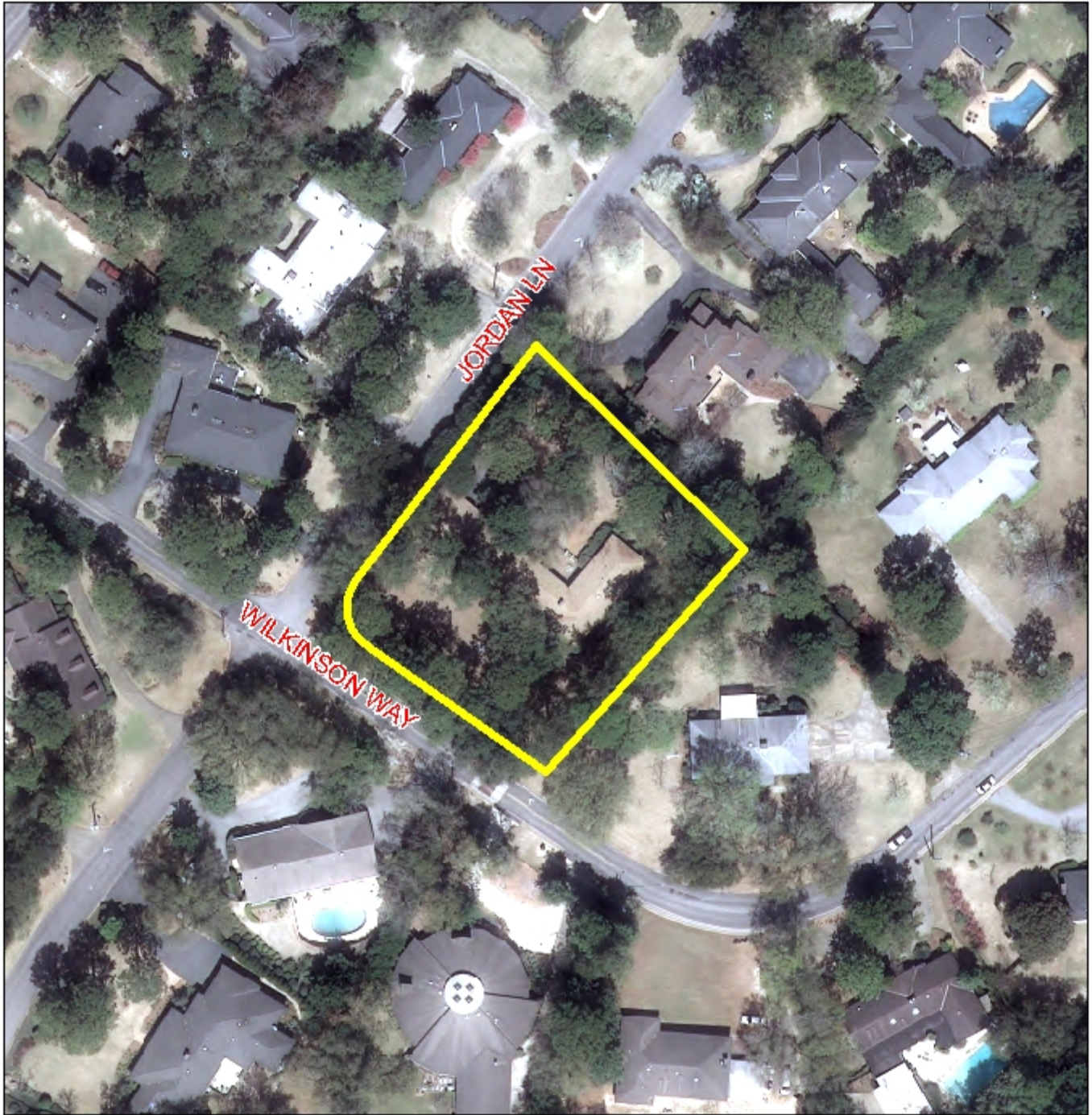
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LEGEND

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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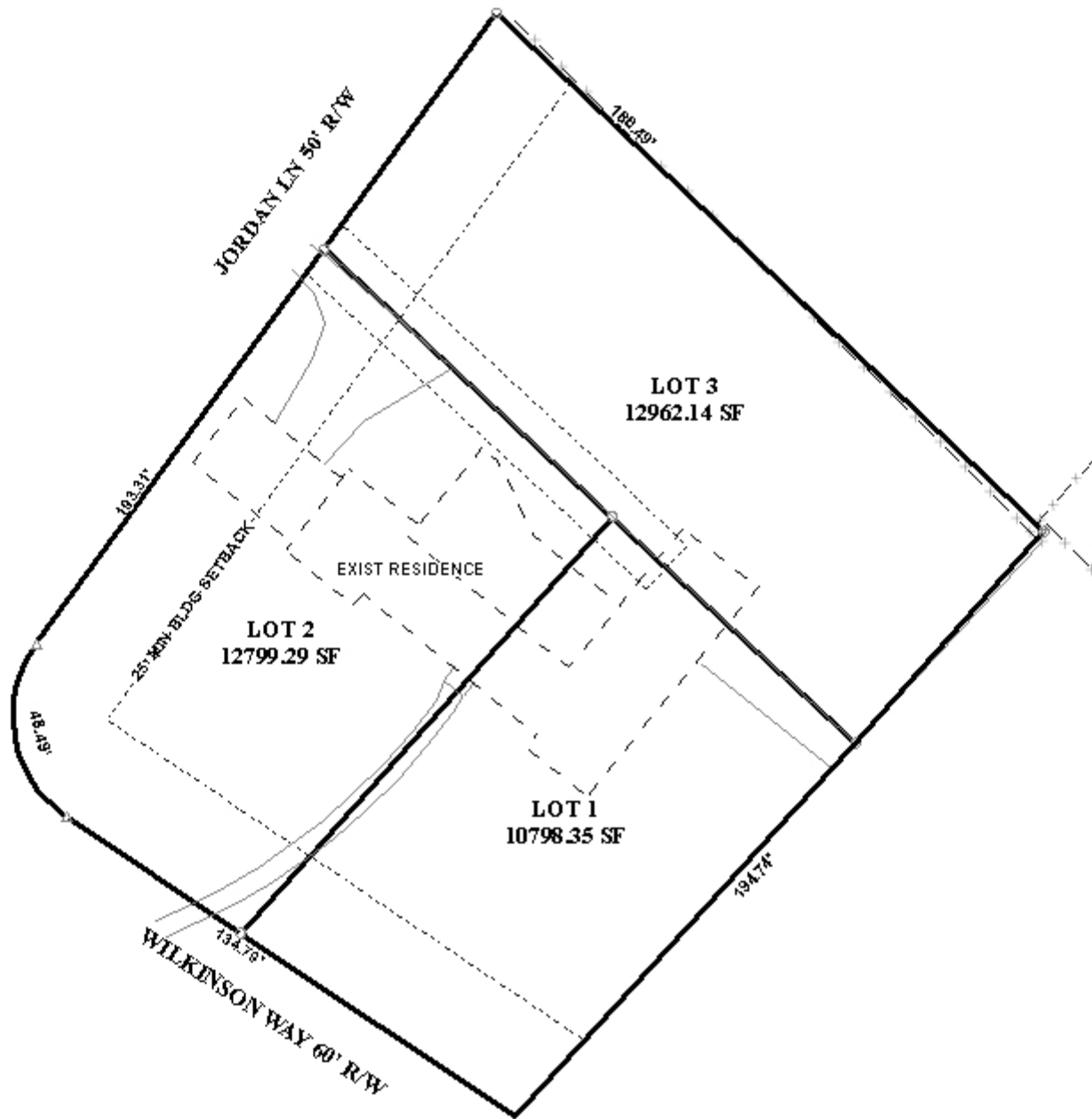
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DETAIL SITE PLAN



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