

OVERLOOK PLACE SUBDIVISION, PHASE I & PHASE II

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, 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). Mobile Tree Commission Permit is required before removing trees from existing city right of way.

Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004. Additional fire hydrants may be required.

The plat illustrates the proposed 29 lot, 8.2 ± acres subdivision which is located on the South side of Overlook Road, 950' ± East of Cody Road and is in City Council District 7. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a twenty-nine-lot subdivision from a lot of record. In March 2003, the Commission approved this subdivision for 30 lots. However, as no units have been recorded, the subdivision has expired, and thus a new application submitted with a reduction in the number of lots proposed (29).

As proposed, Lot 1 would have frontage along Overlook Road and the new street; therefore, a note should be placed on the final plat stating that Lot 1 is denied direct access to Overlook Road. Additionally, all new roads for the site are to be constructed and dedicated to meet City of Mobile standards.

As shown on the Detail Site Plan, two proposed new streets stub into adjacent properties located at the western and eastern property lines of the site.

A detention area is shown on the plat, thus the placement of a note on the final plat stating that maintenance of the detention area shall be the responsibility of the property owners should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that Lot 1 is denied direct access to Overlook Road; 2) construction and dedication of new roads to meet City of Mobile standards; 3) all detention areas be indicated on the final plat with a note stating that the maintenance thereof is the responsibility of the property owners association; and 4) full compliance with Urban Forestry comments (*Mobile Tree Commission Permit is required before removing trees from existing city right of way*).

LOCATOR MAP



APPLICATION NUMBER 14 DATE January 19, 2006

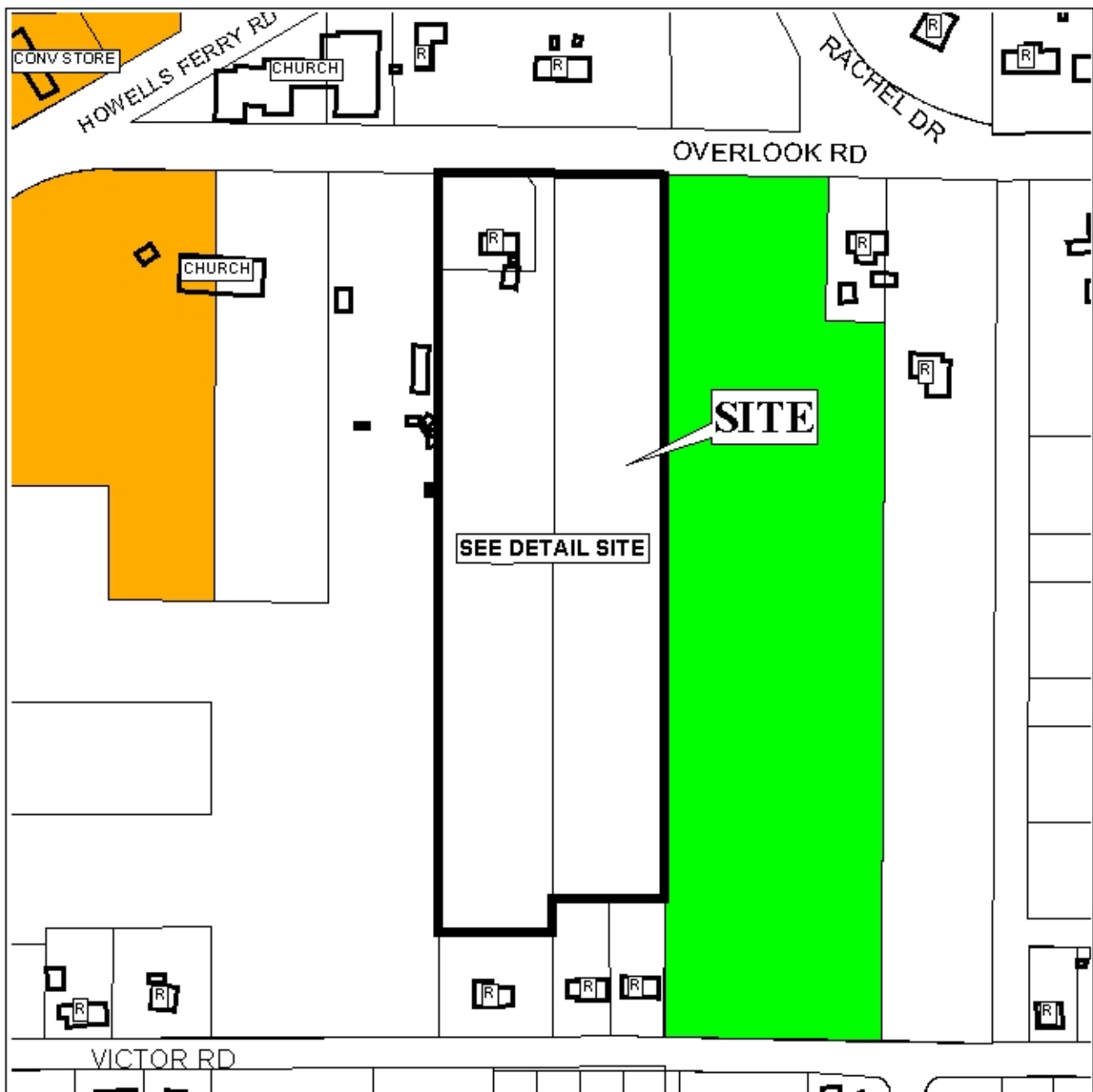
APPLICANT Overlook Place Subdivision, Phase I & II

REQUEST Subdivision



NTS

OVERLOOK PLACE SUBDIVISION, PHASE 1 & PHASE II



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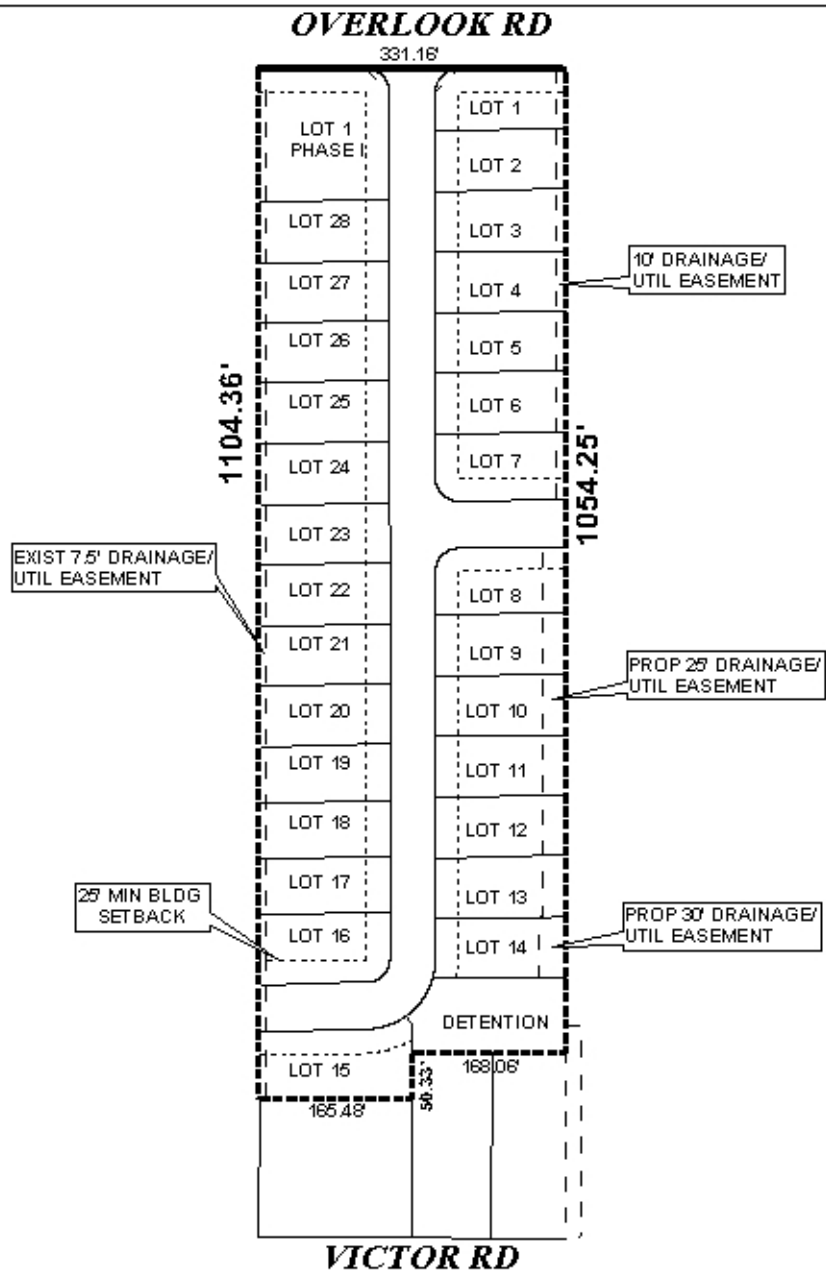
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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DETAIL SITE PLAN



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