

BETTY T. REED SUBDIVISION

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 number, sizes, 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 portions of any new structures built or moved onto the property would have to be within 400 ft. of at least one Fire Hydrant, possibly more. Appendix B, C & D with the exception of Section D107 shall apply to all new buildings or structures built within the jurisdiction of the City of Mobile.

The plat illustrates the proposed 0.6± acre, 2-lot subdivision, which is located at the Northwest corner of Azalea Road and Japonica Lane and is in Council District 4. The site is served by public water and sanitary sewer.

The purpose of the application is to create a two-lot subdivision from a metes and bounds parcel.

The site fronts Azalea Road, a planned major street with a 70-foot right-of-way, and Japonica Lane, which has a 60-foot right-of-way. Azalea Road comprises part of the Inner Ring Road, which calls for a 100-foot right-of-way along this portion; thus the plat should illustrate a 75-foot setback from the centerline of Azalea Road.

Since there is no Planned Unit Development for the site, the asphalt drive between the lots and the accessory building (carport) on proposed lot 1 should be removed. As a means of access management, the site should be limited to a single curb cut for each lot. In addition, proposed Lot 2 should be denied direct access to Azalea Road and a note so stating should be placed on the final plat. The asphalt drive to Azalea should also be removed.

The required 25-foot setback lines will also be required on the final plat, measured from the dedication.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the depiction of a 75-foot setback from the centerline of Azalea Road; 2) the removal of the carport on proposed Lot 1, prior to signing the final plat; 3) the placement of a note on the final plat stating that Lot 2 is denied direct access to Azalea Road, and that the site is limited to a single curb cut for each lot; 4) the depiction of the 25-foot setback lines on the final plat; and 5) compliance with Fire Department comments.

LOCATOR MAP



APPLICATION NUMBER 15 DATE March 2, 2006

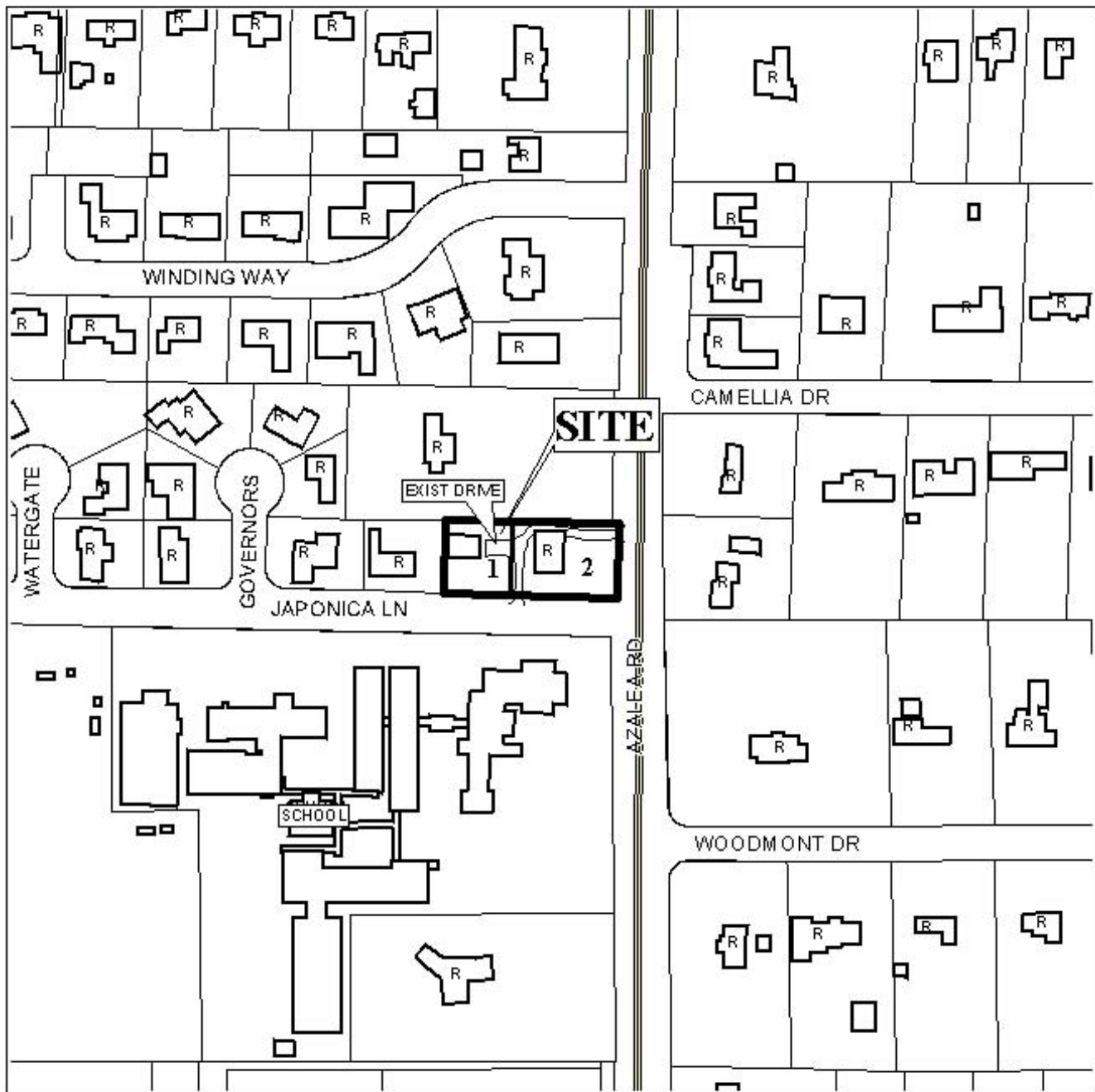
APPLICANT Betty T. Reed Subdivision

REQUEST Subdivision



NTS

BETTY T. REED SUBDIVISION



APPLICATION NUMBER 15 DATE March 2, 2006

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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