

HEBDEN SUBDIVISION

Engineering Comments: Site must tie to a City of Mobile storm drainage system. No water can be concentrated onto an adjacent property without a release agreement. Must comply with all storm water 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: No comments.

The plat illustrates the proposed 2.0 ± acre, 2-lot subdivision which is located on the West side of Lees Lane, 370'± South of Halls Mill Road, and is in Council District 4. The applicant states that the site is served by public water and sanitary sewer.

The purpose of the application is to create 2 lots from one parcel. One of the proposed lots will accommodate an existing building.

The site fronts Lee's Lane, a minor street with adequate right-of-way. Road frontage for each lot ranges from approximately 208 feet to 253 feet, thus each lot should be limited to a maximum of two (2) curb-cuts each, with the size, design and location (for new construction) to be approved by Traffic Engineering and conform to AASHTO standards.

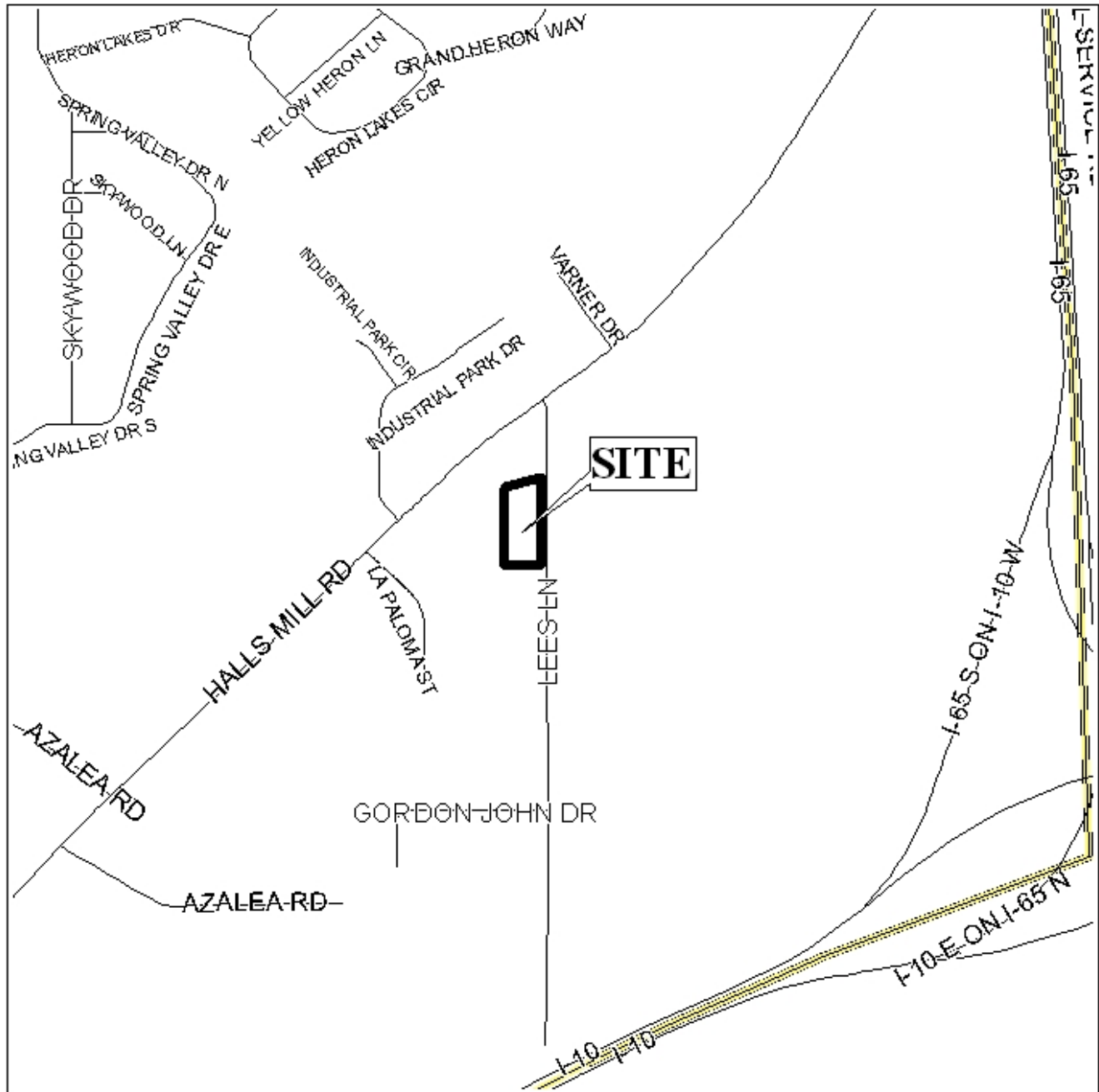
The 25-foot minimum building setback line is not depicted but would be required on the final plat, if approved.

All lots appear to meet the minimum size requirements of the Subdivision Regulations, however, the plat should be revised to label each lot with its size in square feet, or a table should be provided on the plat with the same information.

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

- 1) placement of a note on the final plat stating that each lot is limited to two (2) curb-cuts, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) depiction of the 25-foot minimum building setback line;
- 3) revision of the plat to label each lot with its size in square feet, or provision of a table on the plat with the same information; and
- 4) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 16 DATE May 17, 2007

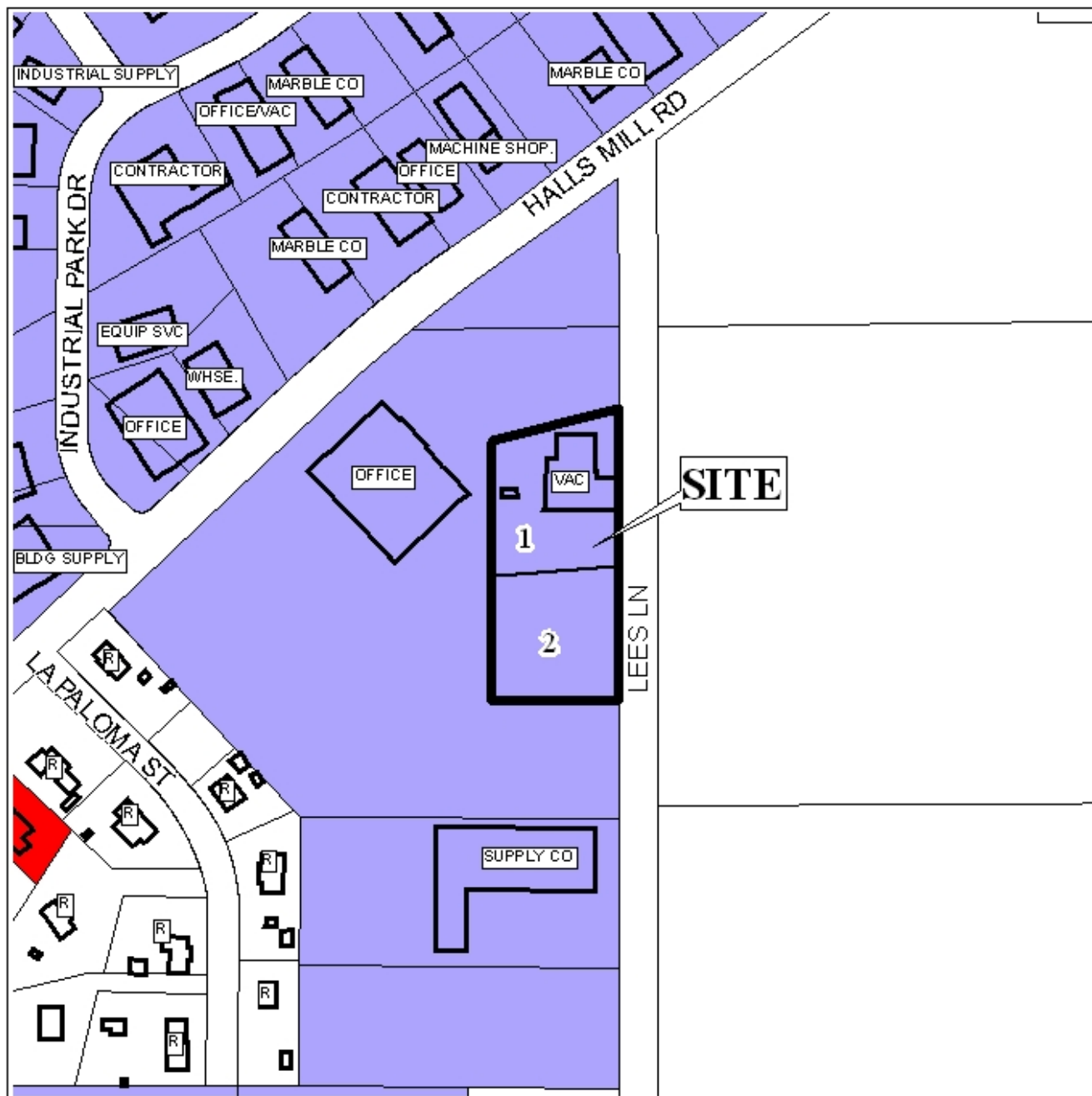
APPLICANT Hebden Subdivision

REQUEST Subdivision



NTS

HEBDEN SUBDIVISION



APPLICATION NUMBER 16 DATE May 17, 2007

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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