

**JACKSON HEIGHTS SUBDIVISION, UNIT 5,**  
**RESUBDIVISION OF LOTS 1 & 2,**  
**RESUDIVISIOIN OF LOT 8**

Engineering Comments: Prior to plat approval, documentation shall be provided to the City Engineering Department clearly showing that there has not been an increase in impervious area in excess of 4,000 square feet since 1984, or a land disturbance permit will be required and detention must be provided. Need to label plat to show Minimum FFE for Lot 2. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet since 1984 will require detention. 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.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 1.5 acre  $\pm$ , 2 lot subdivision which is located on South terminus of Ridge Crest Court, 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 resubdivide two existing lots approved by the Planning Commission at its February 6, 1997 meeting. The resubdivision will adjust a common lot line, to accommodate a batting cage on Lot 2 that was built crossing the common lot line: the lot line will be moved to allow the entirety of the batting cage to be on Lot 2. It appears that the batting cage was constructed without permits, and it also appears that it does not meet Zoning Ordinance required rear-yard setbacks. It should also be pointed out that staff cannot determine if permits were obtained for the existing pool, pool gazebo or storage shed; however, all of these structures appear to meet Zoning Ordinance required setbacks.

The site's frontage onto Ridgecrest Court will not be changed. Ridgecrest Court has a right-of-way width of 50 feet, and a cul-de-sac diameter of 100-feet. As the subdivision will only result in the adjustment of an interior lot line, it is recommended that the Section V.B.14. of the Subdivision Regulations, regarding the cul-de-sac right-of-way diameter, be waived.

Access management is a concern. It is recommended that each lot be limited to their existing curb-cuts, with the size, design and location, should there be any changes, to be approved by Traffic Engineering and conform to AASHTO standards.

The minimum building setback line is depicted on the preliminary plat, however, the minimum building setback line should be relocated on Lot 2, to where the lot is at least 60-feet in width. Relocation of the setback line for Lot 2 is to ensure compliance with Sections V.D.2. and V.D.9. of the Subdivision Regulations.

The proposed lots do not comply with width to depth ratio of Section V.D.3. of the Subdivision Regulations. As the proposal is to modify two existing legal lots, a waiver of Section V.D.3. may be appropriate for the application.

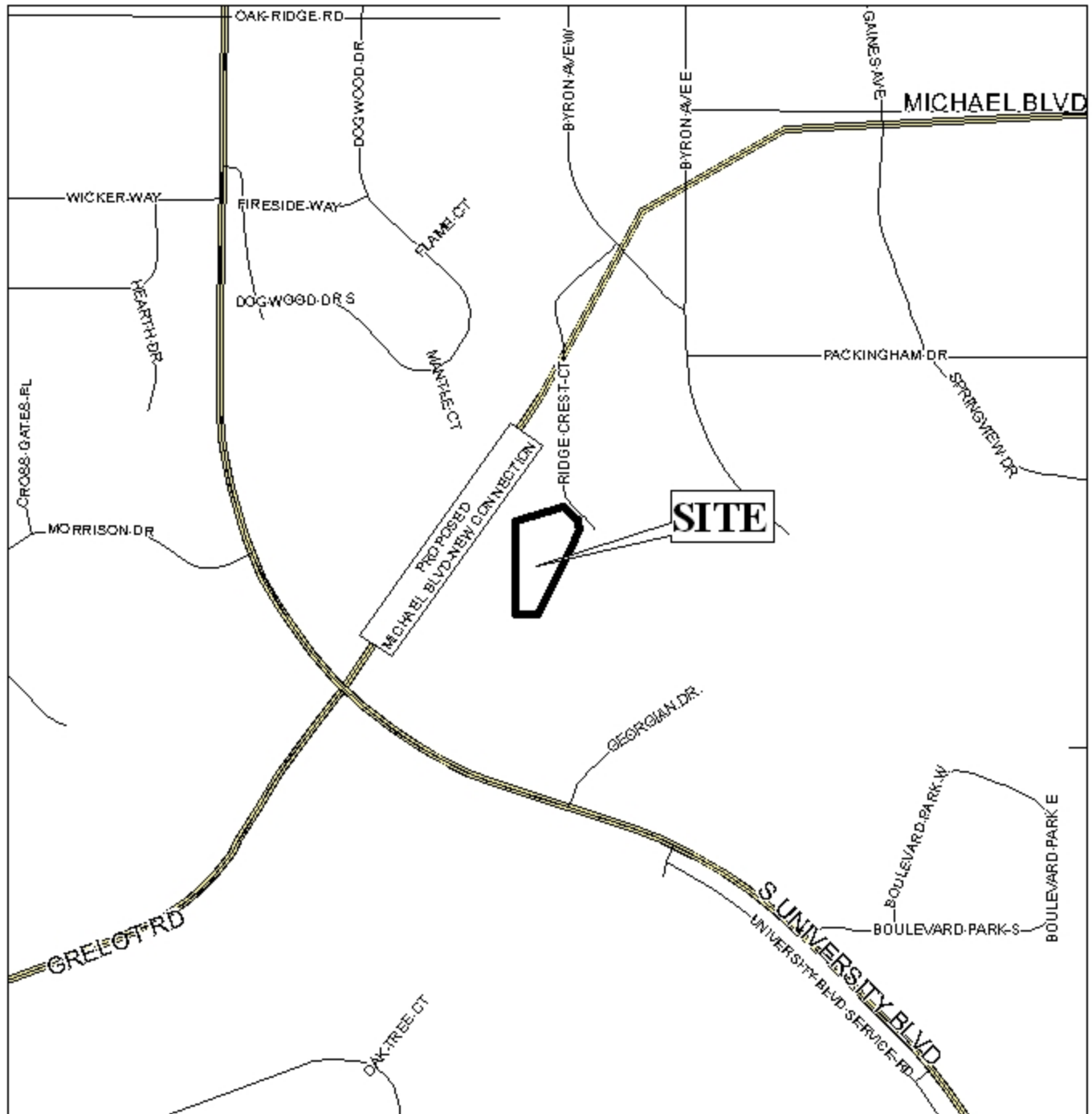
It appears that a portion of the site may be within the floodplain for Boltons Branch Creek, and a pond traverses portions of the lots. Wetlands may also occur on the site. The potential presence of floodplains and wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

Based upon the preceding, and with a waiver of Sections V.D.3. and V.B.14. of the Subdivision Regulations, the 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 its existing curb-cuts (1 each), with the size, design and location of any changes to the curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.
- 2) Revision of the minimum building setback line to be located a minimum of 25-feet from the right-of-way, and where the lots are at least 60 feet in width, to comply with the requirements of Sections V.D.2. and V.D.9. of the Subdivision Regulations;
- 3) Labeling of each lot with its size in square feet, as shown on the preliminary plat;
- 4) Compliance with Engineering comments (*Prior to plat approval, documentation shall be provided to the City Engineering Department clearly showing that there has not been an increase in impervious area in excess of 4,000 square feet since 1984, or a land disturbance permit will be required and detention must be provided. Need to label plat to show Minimum FFE for Lot 2. Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet since 1984 will require detention. Any work performed in the right of way will require a right of way permit.*)
- 5) Placement of a note on the plat stating that approval of all applicable federal, state and local agencies regarding floodplain and wetland issues is required prior to the issuance of any permits or land disturbance activities;
- 6) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species prior to the issuance of any permits or land disturbance activities; and
- 7) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



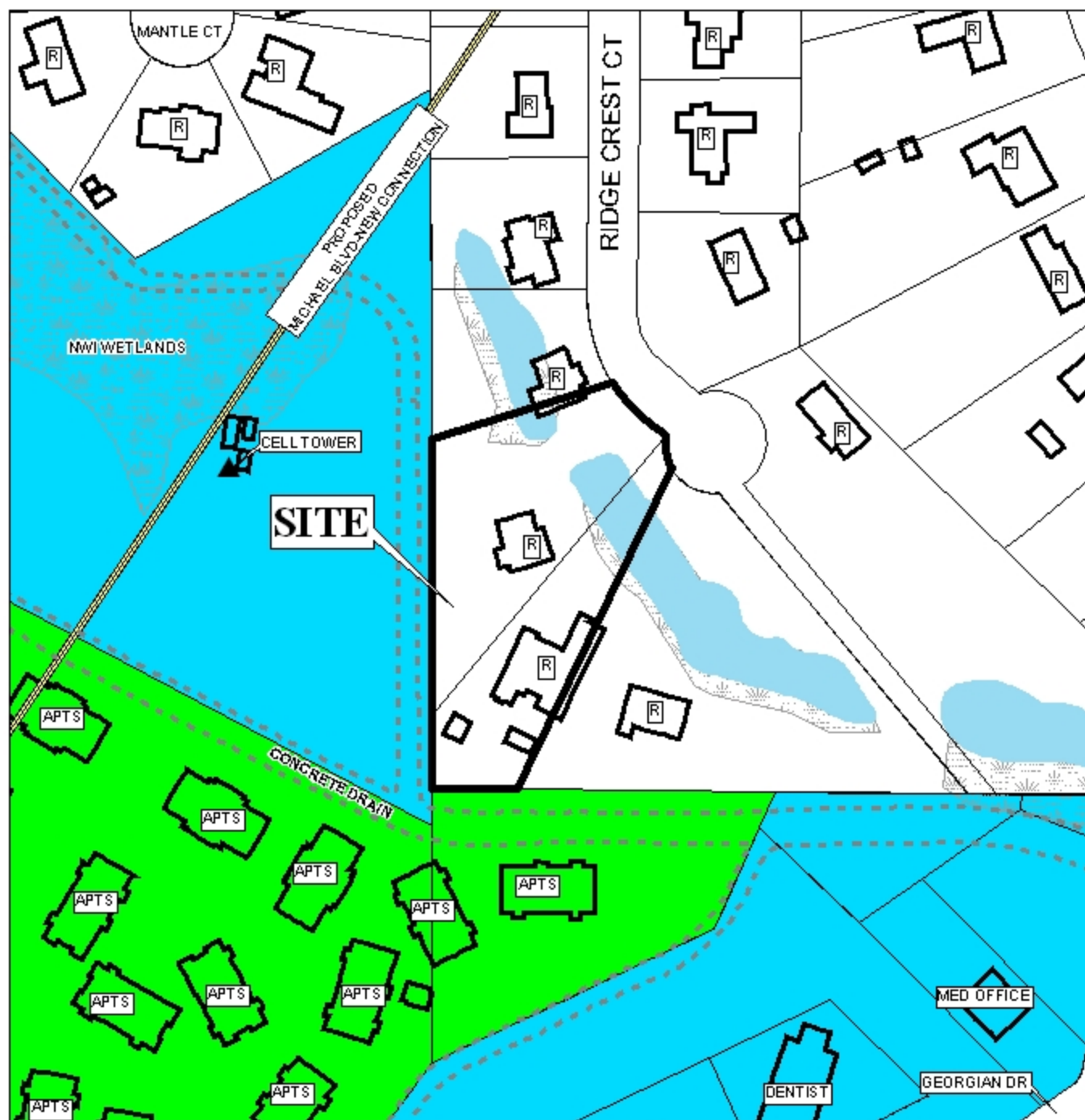
APPLICATION NUMBER 16 DATE February 18, 2010

APPLICANT Jackson Heights Subdivision, Unit Five, Resubdivision  
of Lots 1 and 2, Resubdivision of Lot 8

REQUEST Subdivision



# JACKSON HEIGHTS SUBDIVISION, UNIT FIVE, RESUBDIVISION OF LOTS 1 AND 2, RESUBDIVISION OF LOT 8



APPLICATION NUMBER 16 DATE February 18, 2010

LEGEND



N  
NTS



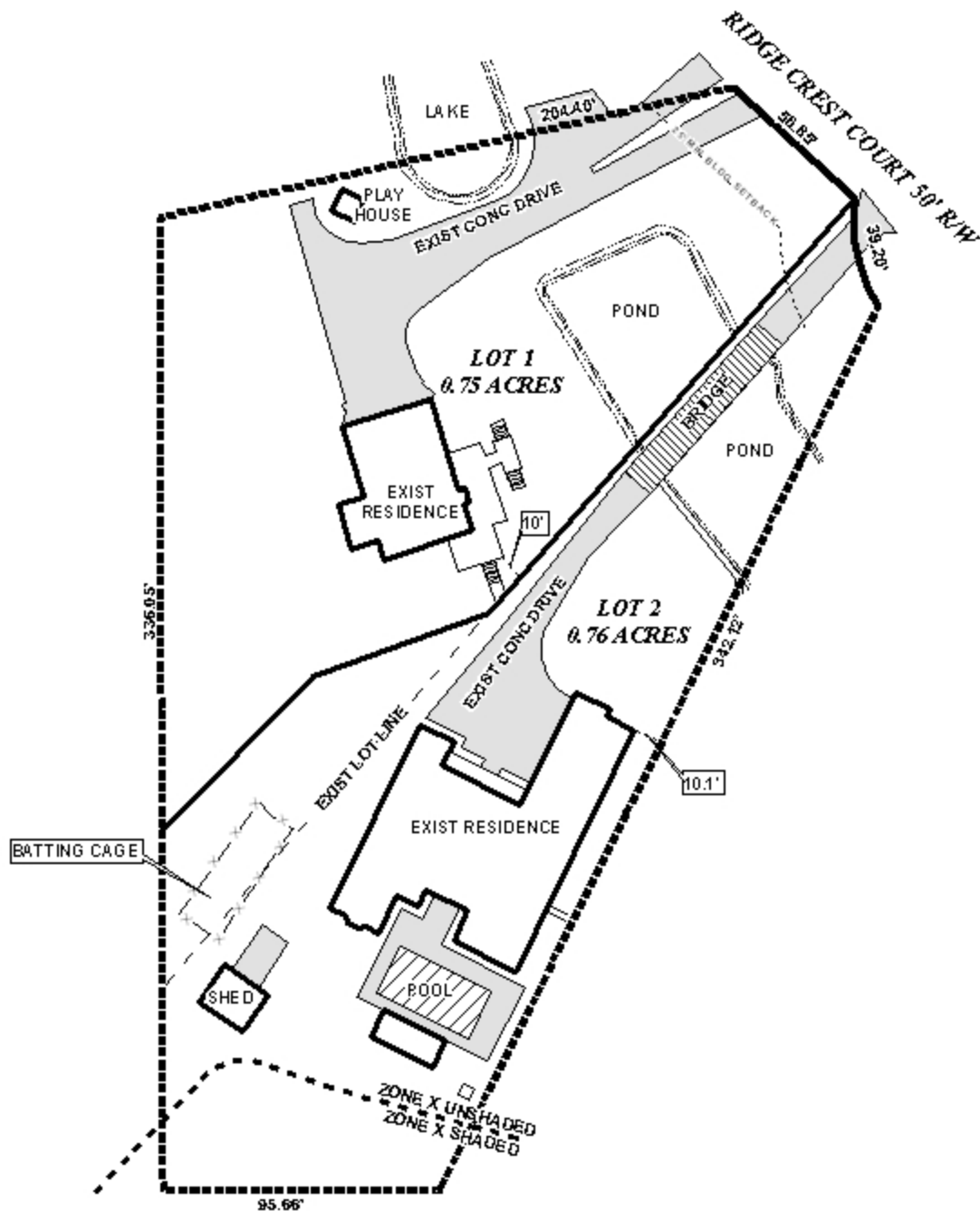
**JACKSON HEIGHTS SUBDIVISION, UNIT FIVE, RESUBDIVISION  
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# DETAIL SITE PLAN



APPLICATION NUMBER 16 DATE February 18, 2010  
 APPLICANT Jackson Heights Subdivision, Unit Five, Resubdivision  
of Lots 1 and 2, Resubdivision of Lot 8  
 REQUEST Subdivision

N  
 NTS