

SUNSET HILLS SUBDIVISION, BLOCK E, RESUBDIVISION OF LOT 2

Engineering Comments: No water can be concentrated onto an adjacent property owner without a release agreement. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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, 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, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 0.3± acre, two-lot subdivision, which is located at the Southeast corner of University Boulevard Service Road and Sunset Drive South, in city council district 5. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to resubdivide an existing lot of record into two lots.

The intent is to reorient to a minor street, characteristic of other lots to the East and North across Sunset Drive South.

The site fronts University Boulevard Service Road and Sunset Drive South. Right-of-way widths are consistent with Section V. of the Subdivision Regulations. However, there is no corner radius provided; therefore, dedication to provide a 25' radius at the corner of University Boulevard Service Road and Sunset Drive South should be required. The plat illustrates the required 25' minimum building setback line along both street frontages, and this should also be depicted on the final plat.

Lots are labeled on the plat and should also be labeled on the final plat, or a table provided furnishing the same information.

Each lot should be limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards, and a note should be placed on the final plat stating such.

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

1. dedication to provide a 25' radius at the corner of University Boulevard Service Road and Sunset Drive South;
2. depiction of the 25' minimum building setback line along both street frontages on the final plat;
3. labeling of each lot with its size in square feet, or provision of a table on the plat depicting the same information;
4. placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and
5. subject to the Engineering Comments (*No water can be concentrated onto an adjacent property owner without a release agreement. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*)

LOCATOR MAP



APPLICATION NUMBER 17 DATE December 6, 2007

APPLICANT Sunset Hills, Block E, Resubdivision of Lot 2

REQUEST Subdivision



NTS

SUNSET HILLS SUBDIVISION, BLOCK E, RESUBDIVISION OF LOT 2



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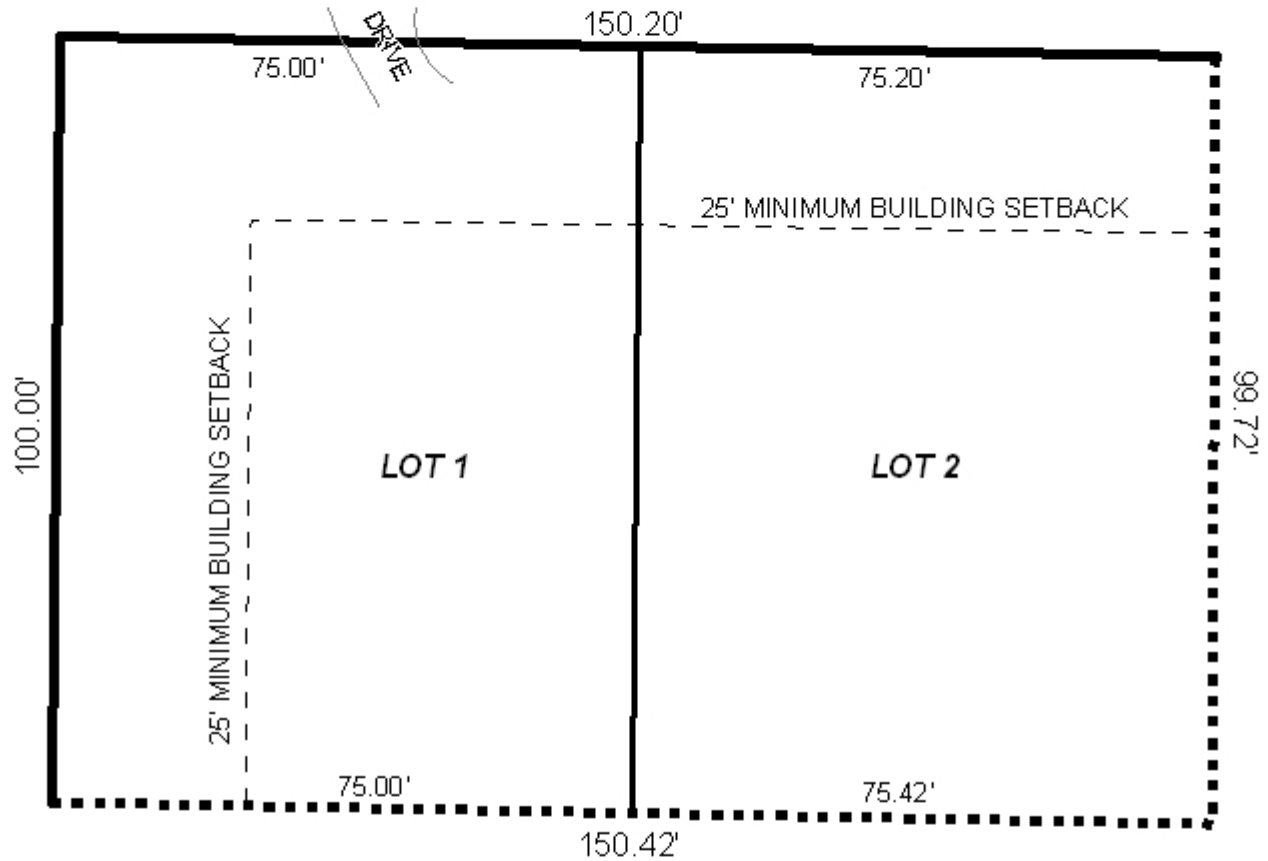
LEGEND

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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SITE PLAN



This site plan illustrates the proposed subdivision.

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REQUEST Subdivision



NTS