

**RIDGETOP SUBDIVISION, RESUBDIVISION**  
**OF LOTS 10 & 11, RESUBDIVISION OF LOTS**  
**10A & 11A**

Engineering Comments: Must comply with the Mobile County Flood Damage Prevention Ordinance. Development shall be designed to comply with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances, and requiring submission of certification from a licensed engineer certifying that the design complies with the storm water detention and drainage facility requirements of the City of Mobile storm water and flood control ordinances prior to the issuance of any permits.

Mobile Area Water and Sewer Systems Comments: MAWSS has **ONLY** water services available.

The plat illustrates the proposed 2-lot, 1.7± acres subdivision which is located at the West terminus of Ridgetop Drive. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to shift an interior lot between two legal lots of record.

As a means of access management, the placement of a note on the Final Plat stating that each lot is limited to one curb cut to Ridgetop Drive, with the size, design and location to be approved by County Engineering and conform to AASHTO standards.

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.

The site is located in the county; therefore, a note should be placed on the final plat stating that any lots developed commercially and adjoining residentially developed property must provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

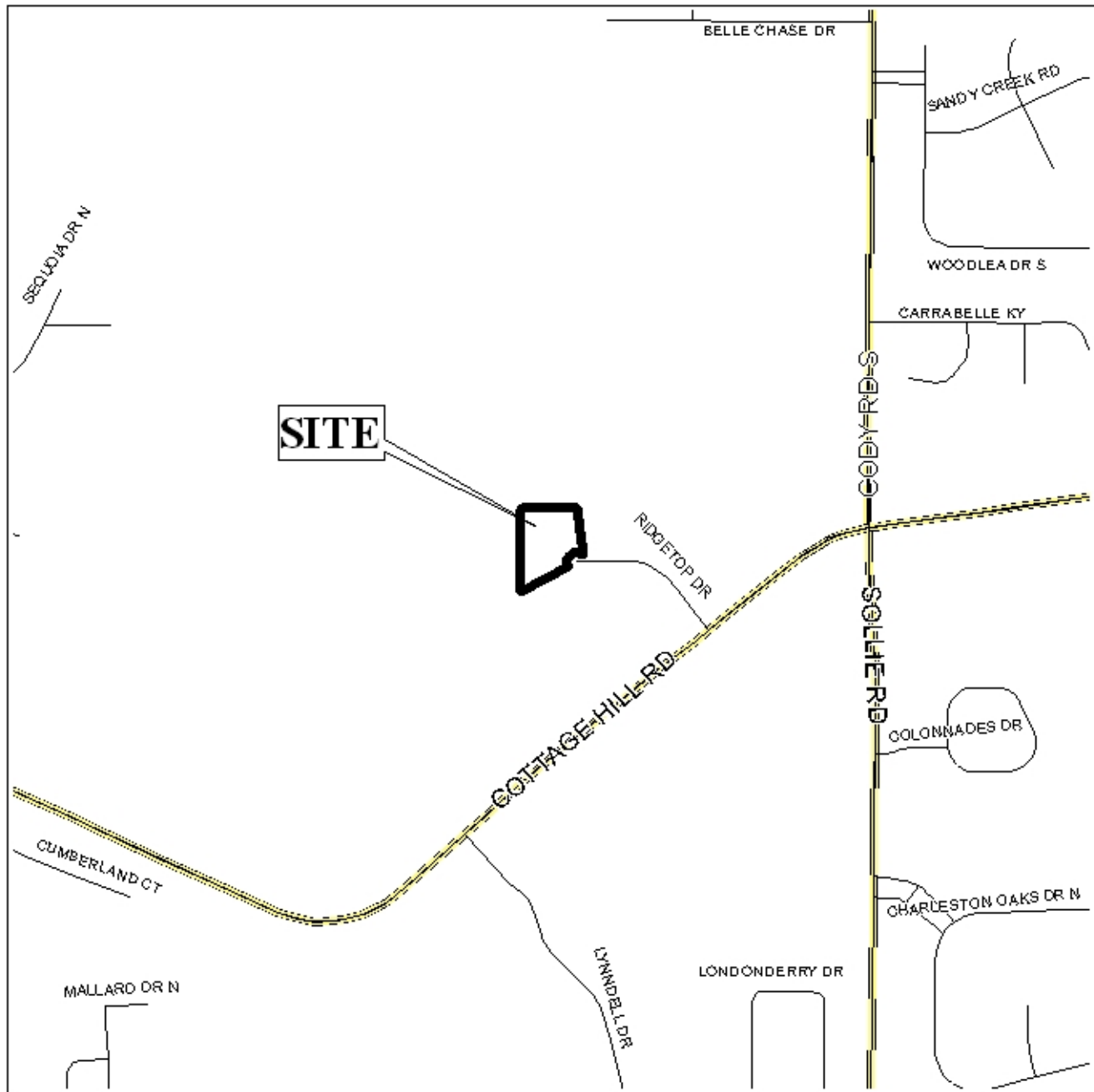
While the site is located in the county, compliance with the City of Mobile storm water and flood control ordinances will be required. A letter from a licensed engineer certifying compliance with the City's storm water and flood control ordinances should be submitted to the Mobile County Engineering Department and the Planning Section of Mobile Urban Development prior to the issuance of any permits.

Based on the preceding, the application meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

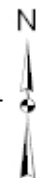
- 1) the placement of a note on the Final Plat stating that each lot is limited to one curb cut to Ridgetop Drive, with the size, design and location to be approved by County Engineering and conform to AASHTO standards;

- 2) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 3) submission of a letter from a licensed engineer certifying compliance with the City of Mobile's storm water and flood control ordinances to the Mobile County Engineering department and the Planning Section of Mobile Urban Development prior to issuance of any permits; and
- 4) the placement of a note on the final plat stating that any property that is developed commercially and adjoins residentially developed property shall provide a buffer, in compliance with Section V.A.7. of the Subdivision Regulations.

# LOCATOR MAP

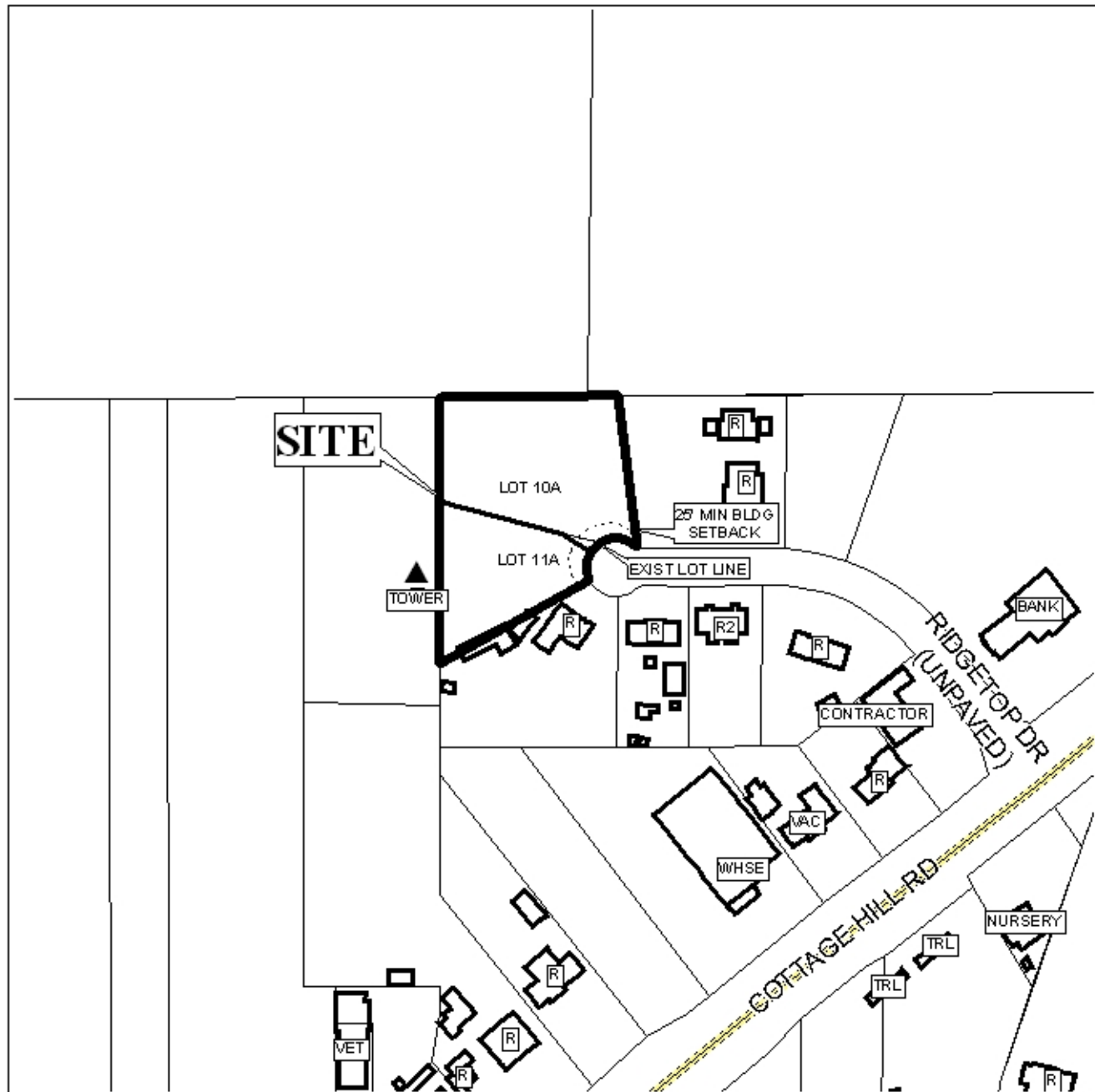


APPLICATION NUMBER 18 DATE January 17, 2008  
APPLICANT Ridgetop Subdivision, Resubdivision of Lots 10 and 11  
REQUEST Subdivision



NTS

# RIDGETOP SUBDIVISION, RESUBDIVISION OF LOTS 10 AND 11



APPLICATION NUMBER 18 DATE January 17, 2008

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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