

## **NORTHVIEW SUBDIVISION,** **RESUBDIVISION OF LOT 21**

Engineering Comments: Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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: Shall comply with Section 508.5.1 of the 2003 IFC.

The plat illustrates the proposed 0.4 acre  $\pm$ , 2-lot subdivision which is located on the West side of Larkwood Drive at its North terminus, extending to the East side of Harris Road, at its North terminus, and is located within Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from a legal lot of record. As the site currently has a single-family home on what appears to be proposed Lot 2, the proposed lot line between lots 1 and 2 should be located to ensure that the existing house, if it is to remain, will be at least 8 feet from the common rear lot line. It appears that the existing dwelling may encroach into the front and side yards; therefore, the existing building and any accessory structures must be illustrated on the Final Plat.

The site fronts onto Larkwood Drive and Harris Road, both minor streets with adequate right-of-way. Each lot should be limited to one curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic 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.

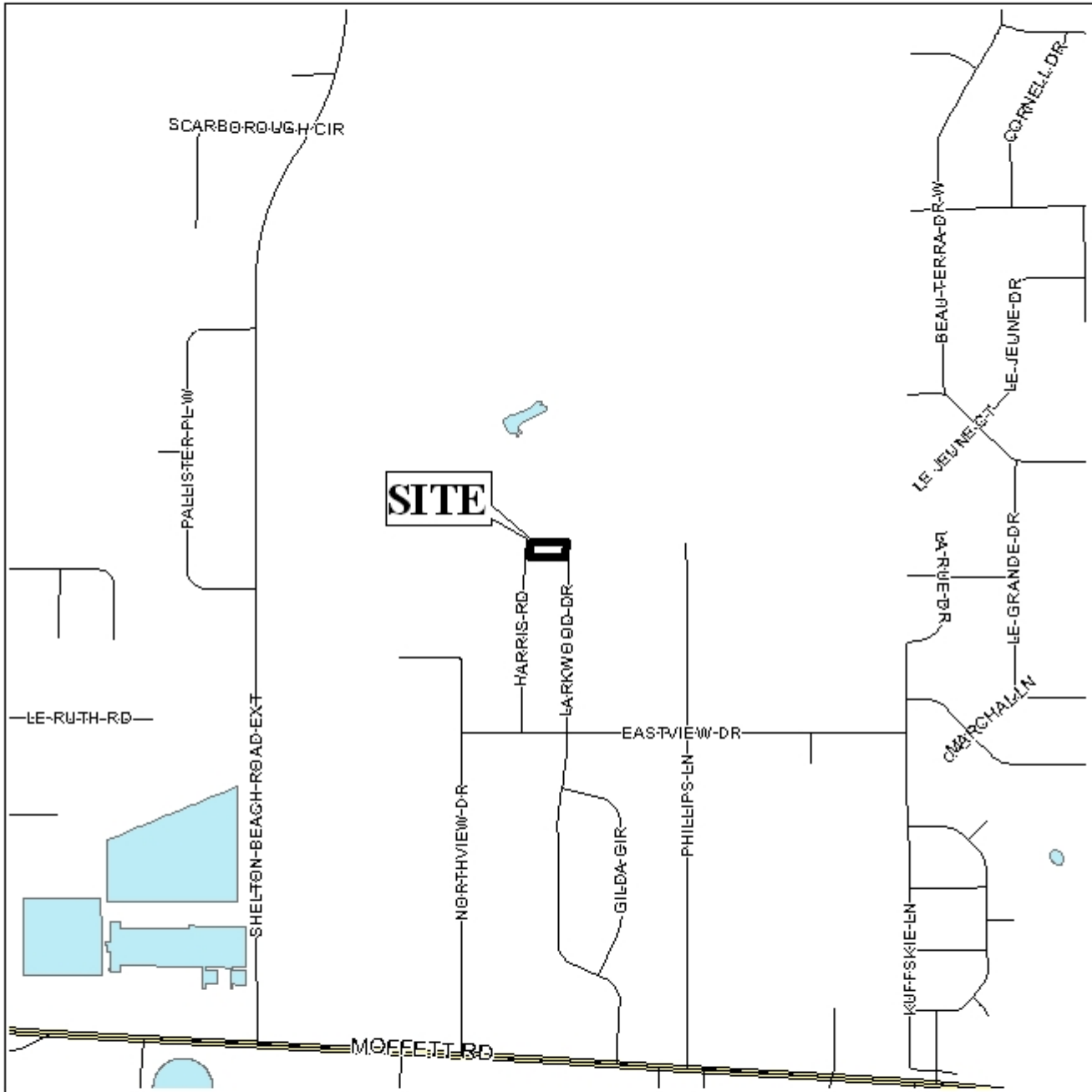
Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) depiction of the existing residence and any accessory structures on the proposed Lot 2, if it is to remain, and the labeling of the front and side yard setbacks to ensure that it is a minimum of 25-feet and 8-feet from the Larkwood Drive and the common rear lot

boundary with Lot 1, and the maintaining of the minimum required lot sizes for Lots 1 and 2;

- 2) 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 to conform with AASHTO standards;
- 3) Compliance with Engineering comments (*Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.*);
- 4) 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, if any, prior to the issuance of any permits or land disturbance activities;
- 5) the labeling of the lots with their size in square feet; and
- 6) completion of the subdivision process prior to applying for permits for new construction.

# LOCATOR MAP



APPLICATION NUMBER 19 DATE June 5, 2008

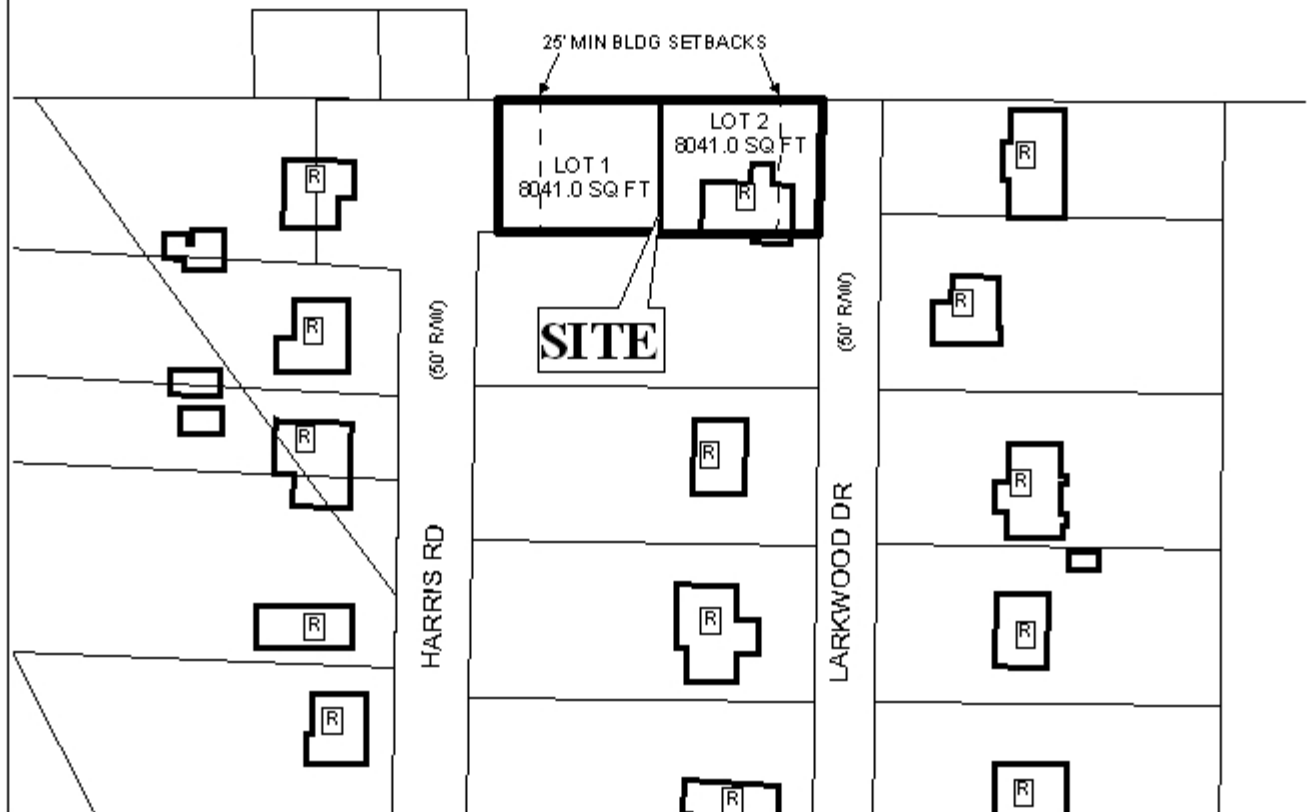
APPLICANT Northview Subdivision, Resubdivision of Lot 21

REQUEST Subdivision



NTS

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