

MONTLIMAR PLACE SUBDIVISION, **RESUBDIVISION OF**

Engineering Comments: Must comply with all stormwater 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: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 9.8± acre, 3-lot subdivision that is located on the Southwest corner of Montlimar Drive and Carlyle Close East, and is located within Council District 5. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a three-lot subdivision from two legal lots of record.

The site fronts Montlimar Drive, a minor street with an 80-foot right-of-way, and Carlyle Close East, a street stub approximately 250-feet in length with a variable right-of-way width, which terminates into the subject property. The subject property also shares a non-exclusive reciprocal easement with the adjoining property to the North. The minimum right-of-way width for a minor street with curb and gutter, such as Carlyle Close East, is 50-feet, or 25-feet in each direction as measured from the centerline of the right-of-way. Since the existing right-of-way does not meet the required minimum width, the dedication to provide 25-feet from the center line of Carlyle close East should be required

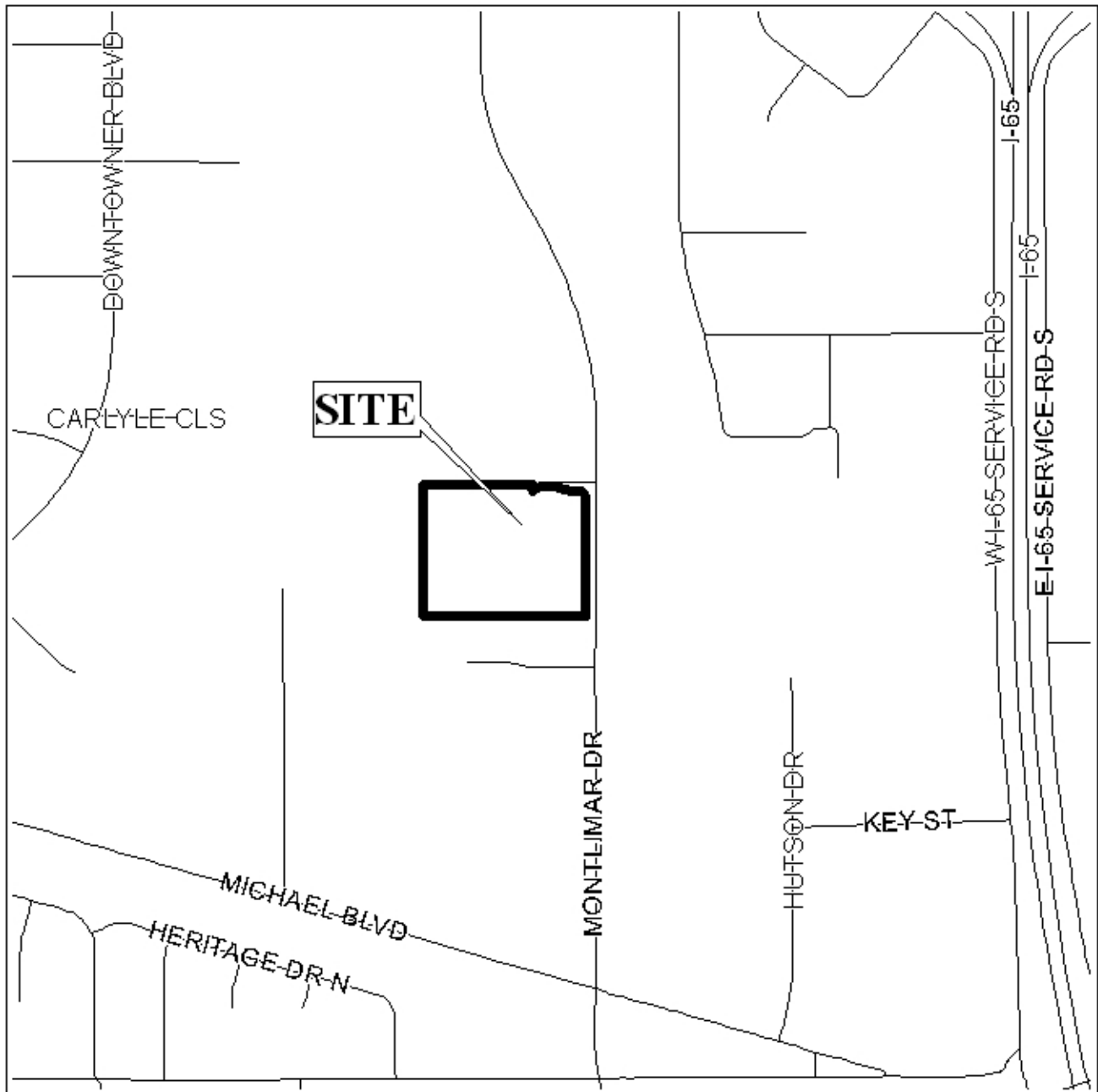
Access management is a concern due to potential vehicular movement on Carlyle Close East. Lot 1, with approximately 330-feet frontage on Montlimar Drive, should be limited to two curb-cuts onto Montlimar Drive. Lot 3, with frontage on Montlimar Drive and Carlyle Close East, should be limited to one curb-cut onto Montlimar Drive and share a curb cut with Lot 2 (25-feet street frontage) onto Carlyle Close East. The size, design and location of all curb-cuts must be approved by the Traffic Engineering and conform to AASHTO standards. Since Lot 2 and Lot 3 would share access an Administrative PUD would be required.

Additionally, compliance with the buffer requirements of the Zoning Ordinance should be required from adjacent residential uses.

The plat is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way, to provide 25-feet from the centerline of Carlyle Close East; 2) placement of a note on the Final Plat stating that Lot 1 is limited to two curb-cuts along

Montlimar Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; 3) placement of a note on the Final Plat stating that Lot 3 is limited to one curb cut to Montlimar Drive, and Lot 2 and Lot 3 share a common curb cut to Carlyle Close East, with the size, location and design of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards; 4) the submission of an Administrative Planned Unit Development application to allow the shared access by Lot 2 and 3; 5) compliance with the Buffer Requirements of the Ordinance; and 6) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 9 DATE July 20, 2006

APPLICANT Montlimar Place Subdivision, Resubdivision of

REQUEST Subdivision



NTS

MONTLIMAR PLACE SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 9 DATE July 20, 2006

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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