

JOSHUA SUBDIVISION

Engineering Comments: 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-Rescue Department Comments: Shall comply with Section 508.5.1 of the 2003 IFC.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 1.7± acre subdivision which is located at the Southwest corner of Lloyds Lane and Rose Court, extending to the South terminus of Rose Court, in Council District 6. The subdivision is served by public water and sanitary services.

The purpose of this application is to subdivide two existing metes-and-bounds parcels into two legal lots of record.

The South portion of Lot 2 (Tax Parcel R023302043000067) and the parcel immediately to the South (Tax Parcel R023302043000068) appear to have been one parcel at least prior to 1960, but separated via a metes-and-bounds deed. Since both parcels have changed ownership numerous times since the separation, inclusion of Tax Parcel R023302043000068 in this application would not be practicable.

Both lots have frontage on Lloyds Lane with a compliant 50' right-of-way, and Lot 1 also has frontage on Rose Court, with a compliant 50' right-of-way; therefore, no dedication is required. As a means of access management, a note should be required on the final plat limiting each lot to one curb cut to Lloyds Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Since the Southern rear portion of Lot 2 has only a single point of contact with the South terminus of Rose Court, a note should be required on the final plat stating that Lot 2 is denied access to Rose Court. The plat illustrates a 25' minimum building setback line along both street frontages and at the Southern rear portion of Lot 2, and these setbacks should also be shown on the final plat.

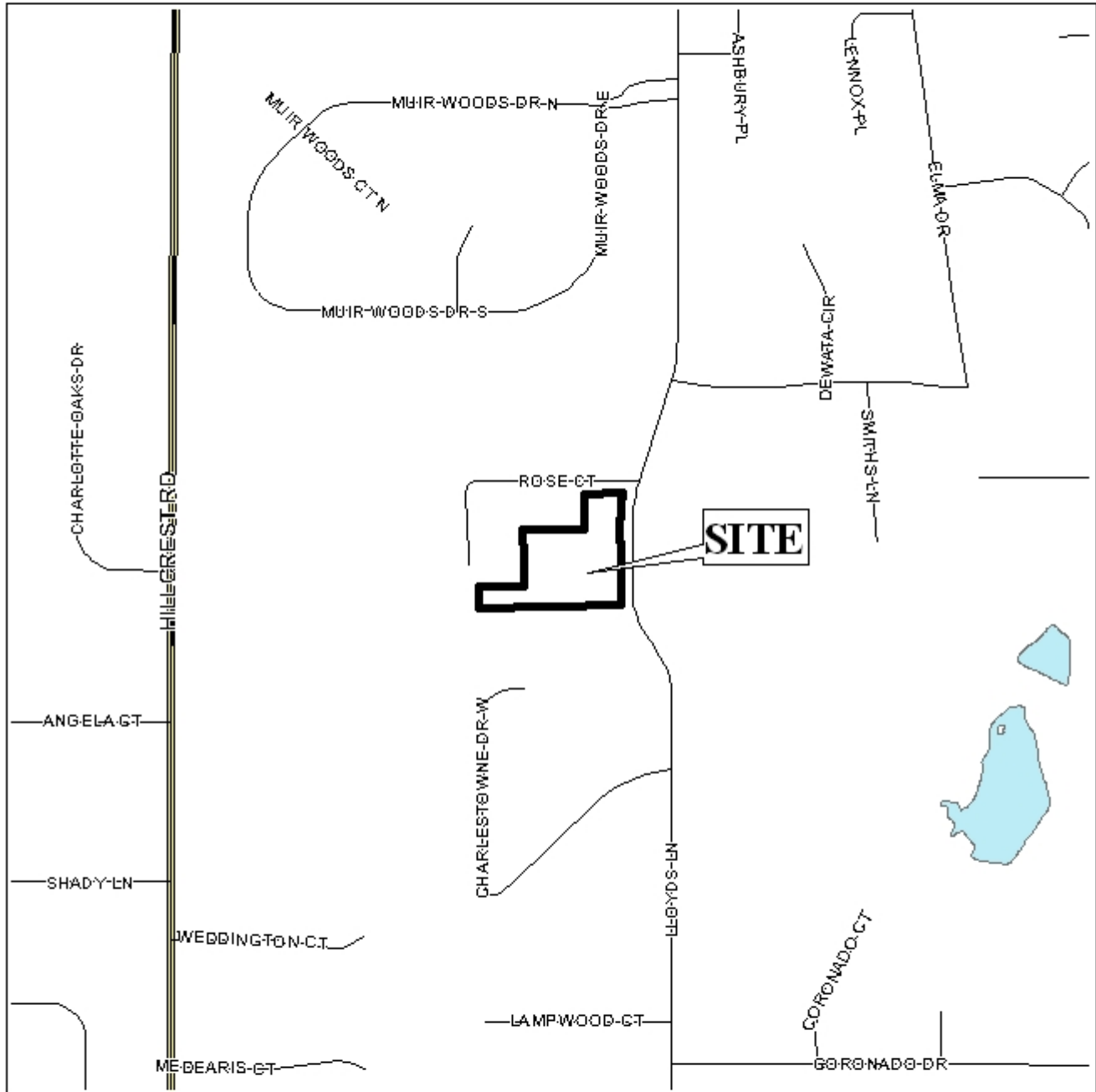
Each lot is labeled on the plat with its size in acres and square feet. The final plat should also label each lot with its size in acres and square feet, or a table should be provided furnishing the same information.

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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this 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 one curb cut to Lloyds Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the Final Plat stating that Lot 2 is denied access to Rose Court;
- 3) illustration of the 25' minimum building setback line along both street frontages and at the Southern rear portion of Lot 2;
- 4) labeling of each lot with its size in acres and square feet, or the provision of a table on the plat furnishing the same information; and
- 5) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) subject to the Engineering Comments: *(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 22 DATE April 17, 2008

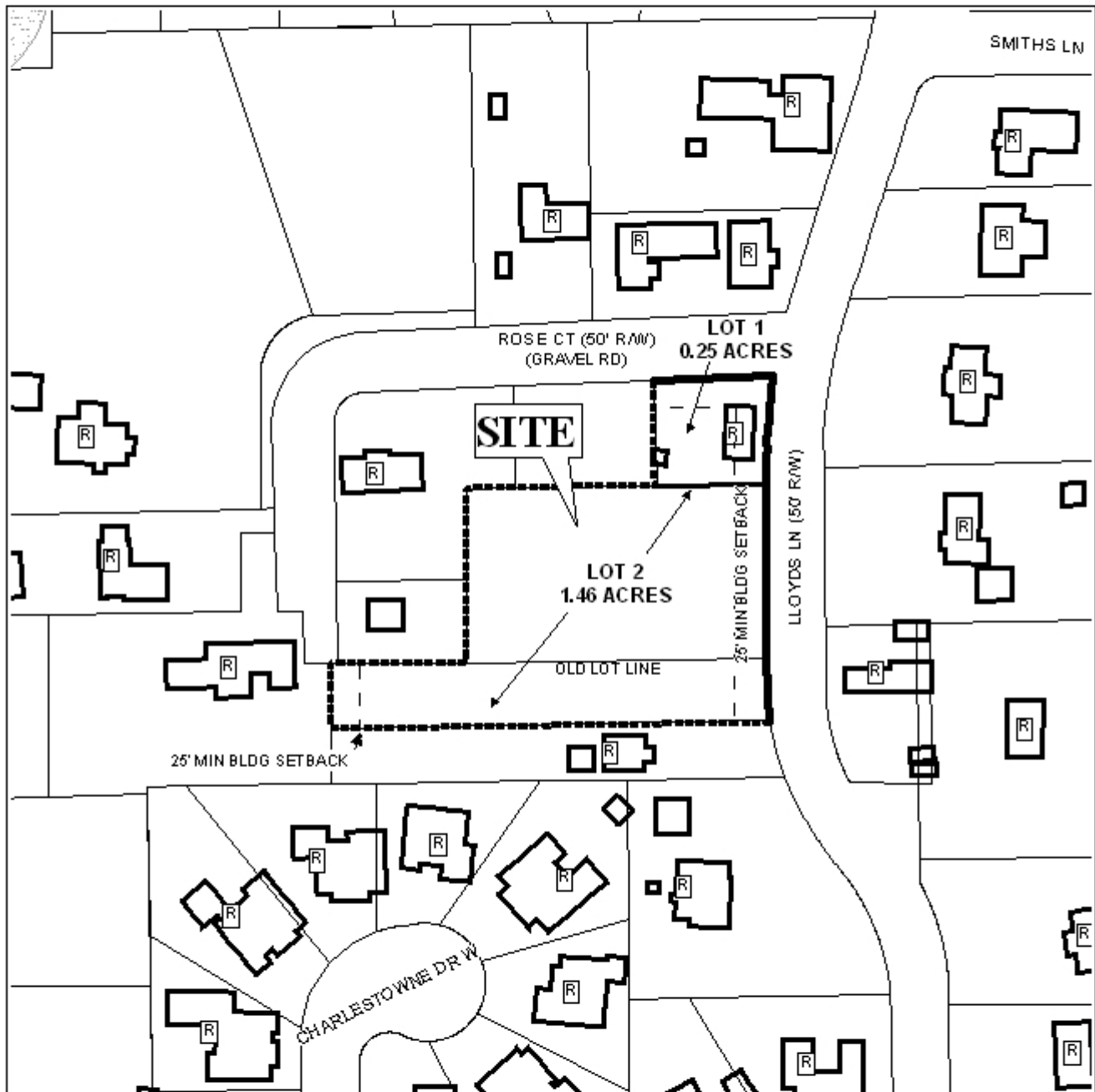
APPLICANT Joshua Subdivision

REQUEST Subdivision



NTS

JOSHUA SUBDIVISION



APPLICATION NUMBER 22 DATE April 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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