

HIGHCREST SUBDIVISION UNIT ONE

RESUBDIVISION OF LOT 63

Engineering Comments: No fill in AE or x-shaded flood zones without flood study. Check location of drainage easement; it does not match up with riprap shown. Engineering department approval required on drainage easement before final plat is signed. 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: No Comments

The plat illustrates the proposed 1.12± acre, 2 lot subdivision, which is located on the South side of Yorkwood Road South, 250± West of Brookline Drive West, in City Council District 6. The site is served by city water and sanitary facilities.

The purpose of this application is to subdivide a legal lot of record into two lots.

The site fronts Yorkwood Road South, a minor street, with 50' of right-of-way. The Subdivision Regulations only require 50' of right-of-way for minor streets with curb and gutter; therefore, no right-of-way dedication is required.

As proposed, Lot 1 has approximately 87' of frontage, and Lot 2 has approximately 160' of frontage along Yorkwood Road South. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut to Yorkwood Road South, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

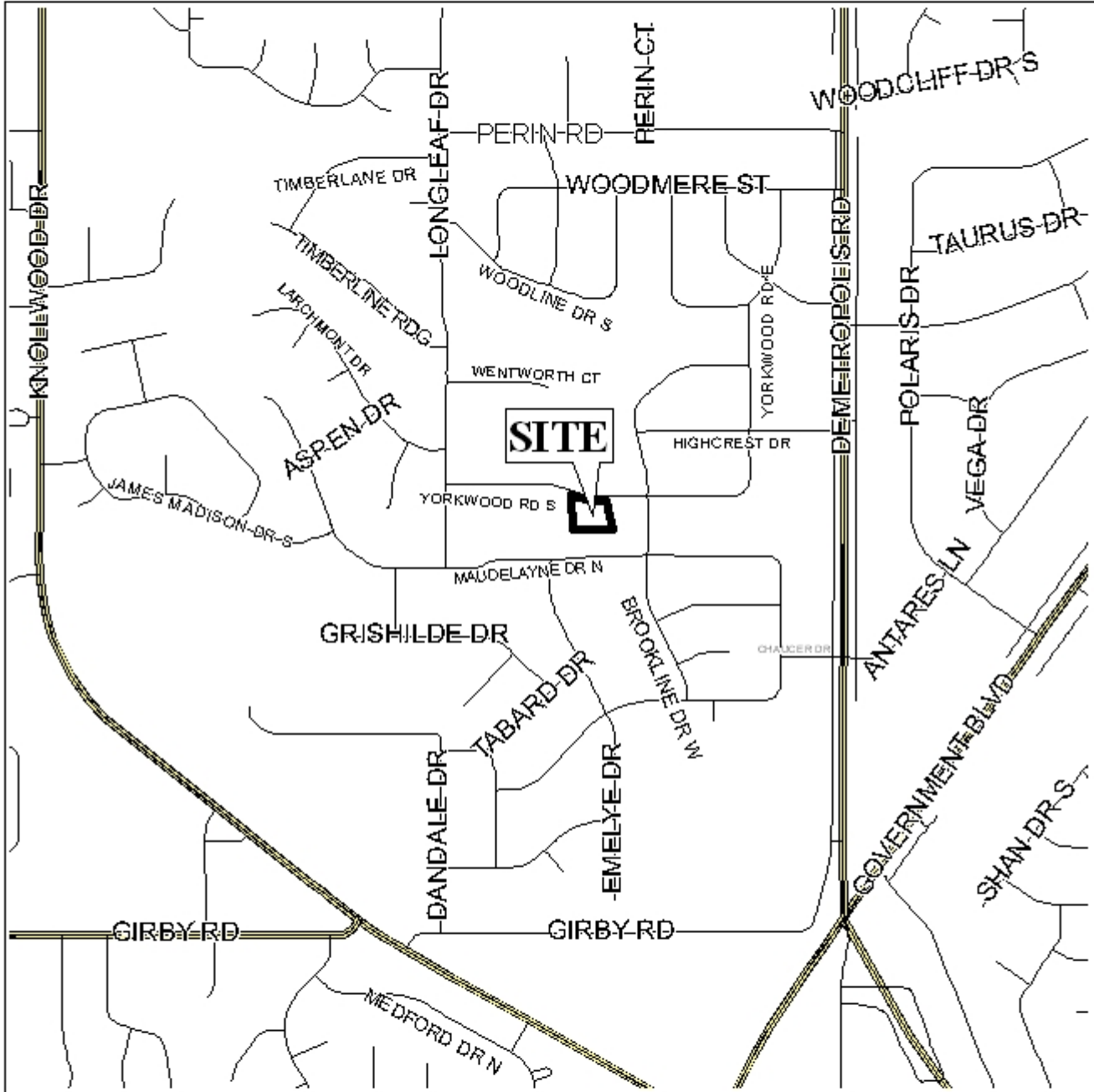
As indicated on the plat, a portion of the site is located in the flood plain for Spring Creek; therefore, the approval of all applicable federal, state and local agencies would be required prior

to the issuance of any permits or land disturbance activities. The plat also illustrates 35' of a 50' drainage easement and all of a right-of-entry easement on the Eastern part of Lot 2. A note should be placed on the final plat stating that no permanent structure shall be constructed within these easements. Furthermore, according to the applicant, the right-of-entry is contained in the deed for the drainage easement, so as to provide access. It is recommended that the applicant submit documentation clarification this right-of-entry prior to signing the final plat.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and 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 Yorkwood Road South, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
2. the applicant obtain any necessary federal, state, and local environmental approvals prior to the issuance of any permits;
3. placement of a note stating that no permanent structure shall be constructed within the right-of-entry nor drainage easements;
4. the applicant provide documentation clarifying the right-of-entry prior to signing the final plat; and
5. subject to Engineering comments: *(No fill in AE or x-shaded flood zones without flood study. Check location of drainage easement; it does not match up with riprap shown. Engineering department approval required on drainage easement before final plat is signed. 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 24 DATE January 3, 2008

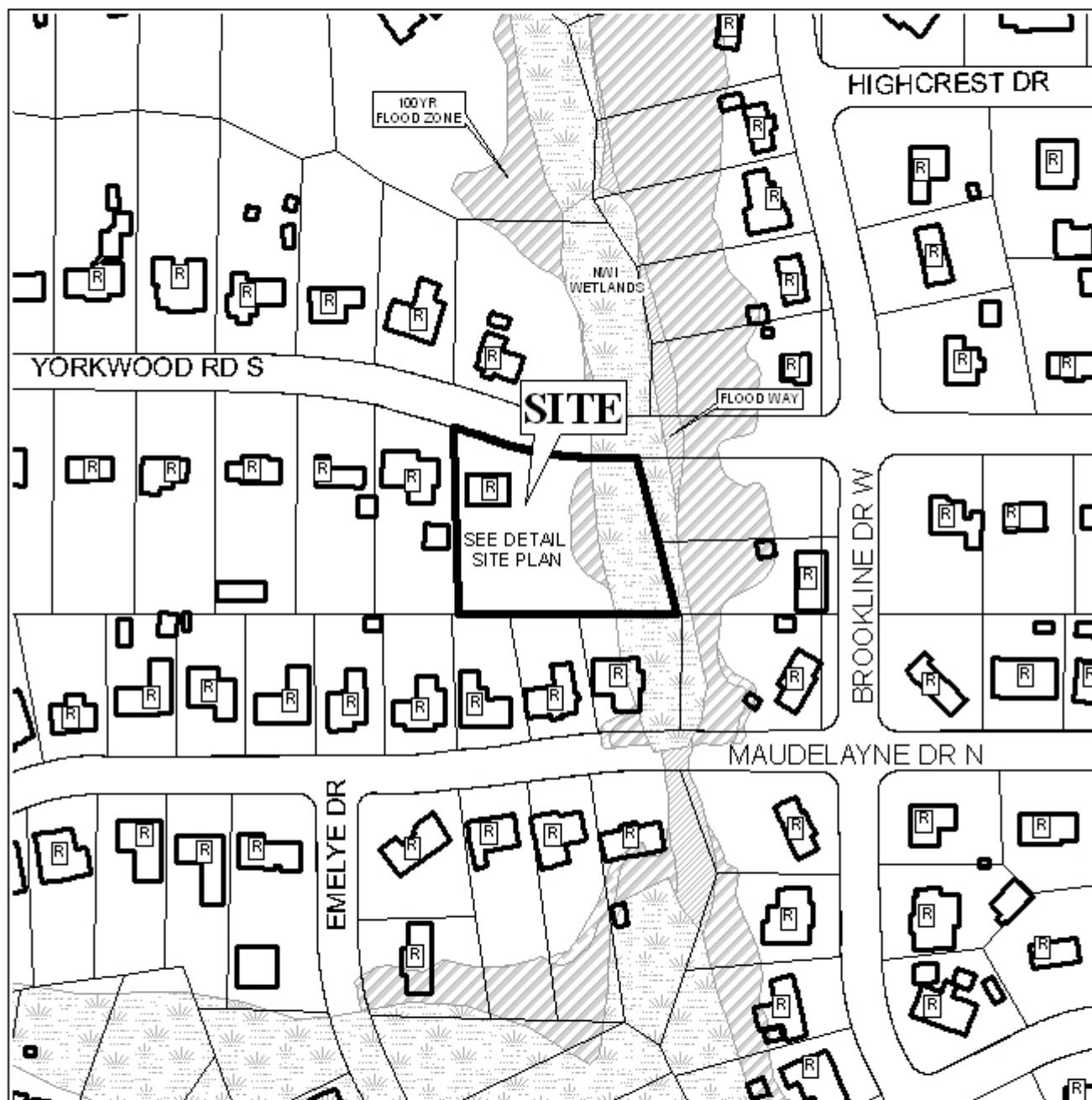
APPLICANT Highcrest Subdivision, Unit One, Resubdivision of Lot 63

REQUEST Subdivision



NTS

HIGHCREST SUBDIVISION, UNIT ONE, RESUBDIVISION OF LOT 63



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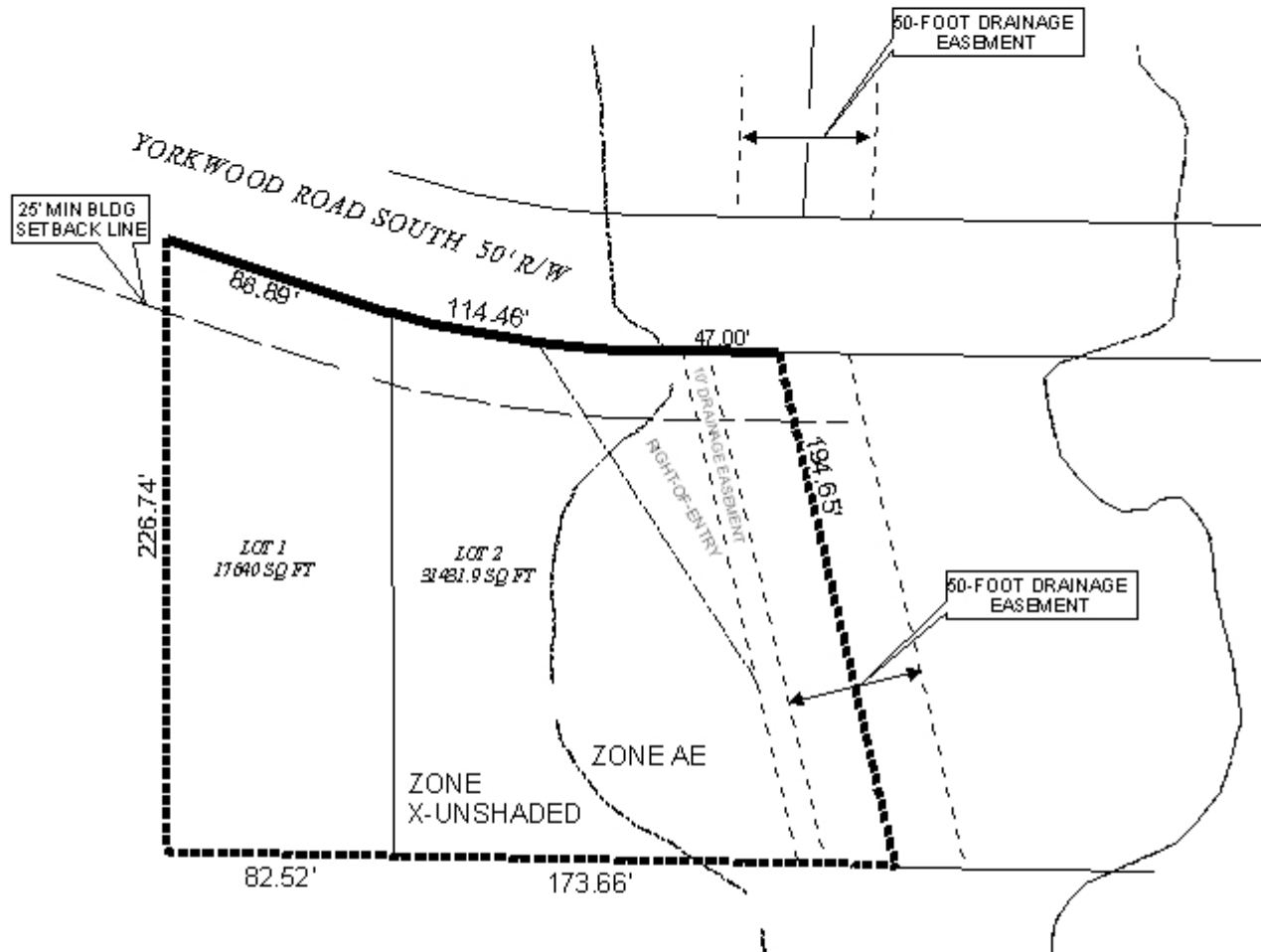
LEGEND

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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NTS

DETAIL SITE PLAN



APPLICATION NUMBER 24 DATE January 3, 2008
 APPLICANT Highcrest Subdivision, Unit One, Resubdivision of Lot 63
 REQUEST Subdivision

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