

## **OVERLOOK PLACE SUBDIVISION**

Engineering Comments: 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, 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).

MAWSS Comments: No comments received.

The plat illustrates the proposed 1.5± acres, 3 lot subdivision which is located at 6510 Overlook Road (Northeast corner of Overlook Road and Garwood Avenue) and is in Council District 7. The subdivision is served by public water and septic tank.

The purpose of this application is to create a 3-lot subdivision from an existing metes and bounds parcel.

All of the proposed lots meet the minimum size requirements for lots served by public water and private septic tanks.

The site fronts Garwood Avenue, a minor street with adequate right-of-way to the West, and Overlook Road, a collector street with adequate right-of-way to the South. The proposed Lot 1 has 217.92-feet of frontage on Garwood Avenue and 124.06-feet of frontage on Overlook Road. Both the proposed Lots 2 and 3 have 80-feet of right-of-way frontage on Overlook Road. Currently the site does not include a curb radius at the intersection of Overlook Road and Garwood Avenue as required by Section V.B16 of the Subdivision Regulations. The required dedication is illustrated but not labeled on the plat. The dedication should be labeled as such.

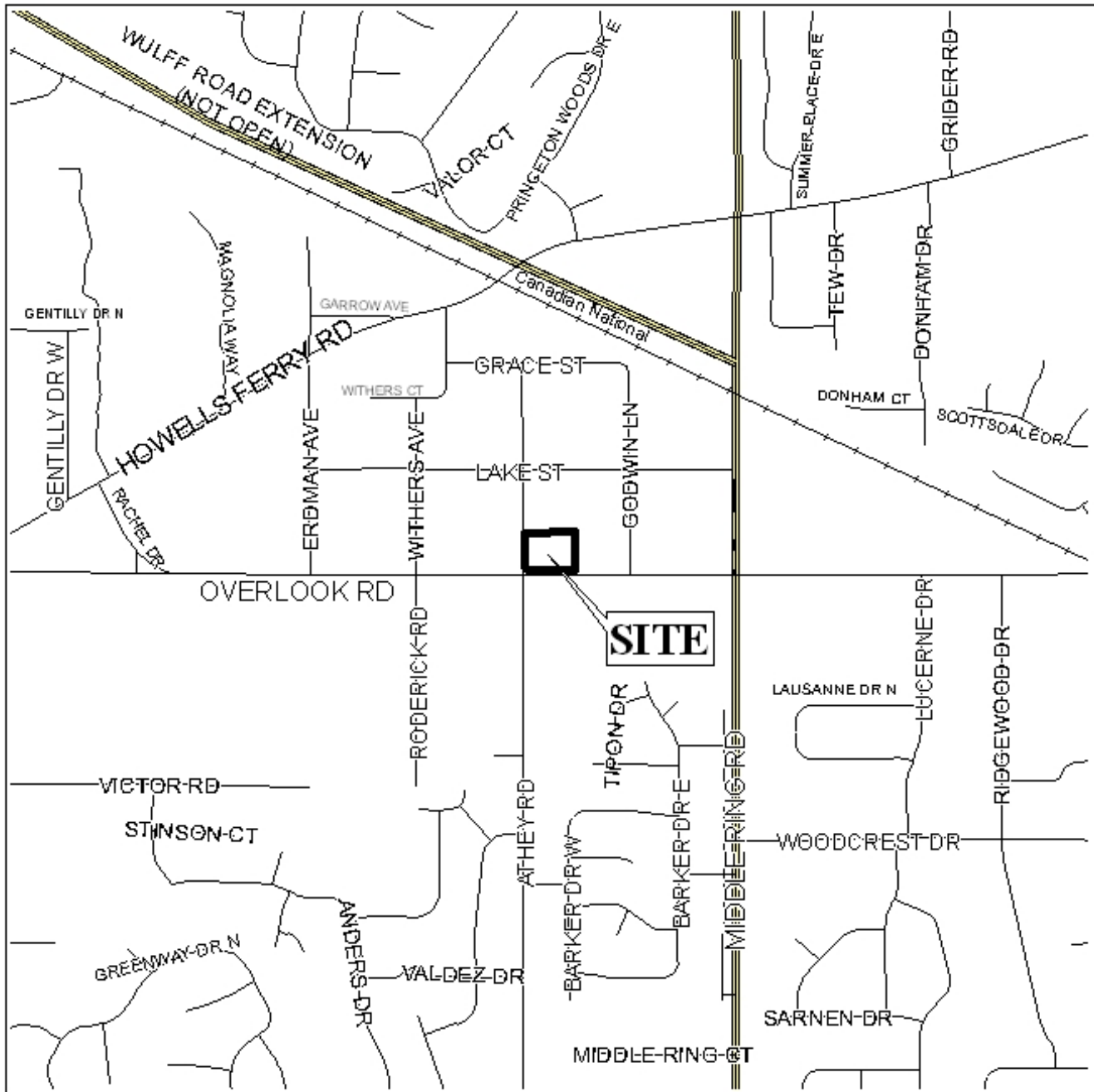
Given that the proposed Lot 1 is already developed, it should be limited to the existing curb cuts. Do to their amount of street frontage and the fact that Overlook Road functions as a collector street, the proposed Lots 2 and 3 should be limited to one curb cut each, with the sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat does not illustrate the minimum building setbacks, and thus the plat should be revised to reflect the 25-foot minimum building setback line on all street frontages in accordance with Section V.D.9 of the Subdivision Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) dedication of a radius at the intersection in compliance with Section V.B.16 of the Subdivision Regulations;
- 2) illustration of the 25-foot minimum building setback on all street frontages; and
- 3) placement of a not on the final plat stating that Lot 1 is limited to the existing curb cuts and that Lots 2 and 3 are limited to one curb cut each, with the sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

# LOCATOR MAP



APPLICATION NUMBER 26 DATE July 19, 2007

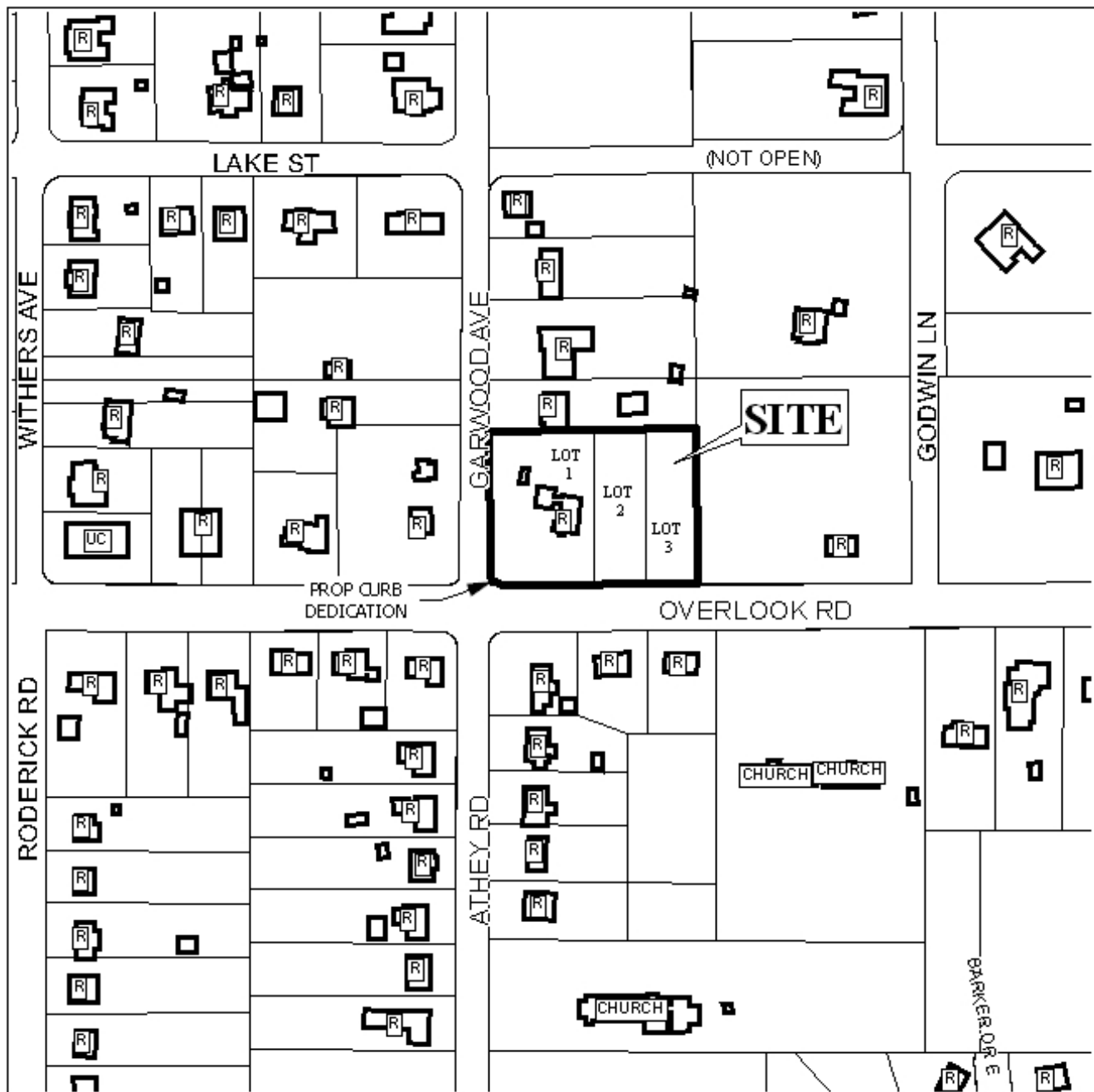
APPLICANT Overlook Place Subdivision

REQUEST Subdivision



NTS

# OVERLOOK PLACE SUBDIVISION



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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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