

AZALEA CROSSING SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2

Engineering Comments: Engineering will require a note on the plat stating “ The City of Mobile will not permit any clearing, grading, or additional construction within this subdivision until an approved outfall drainage system is constructed or until an acceptable legal document from adjacent property owners, allowing storm run-off from this subdivision, to discharge their property is provided”. 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 numbers, 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). The installation of curb cuts to be coordinated with Urban Forestry, due to existing Live Oak Trees on right of way.

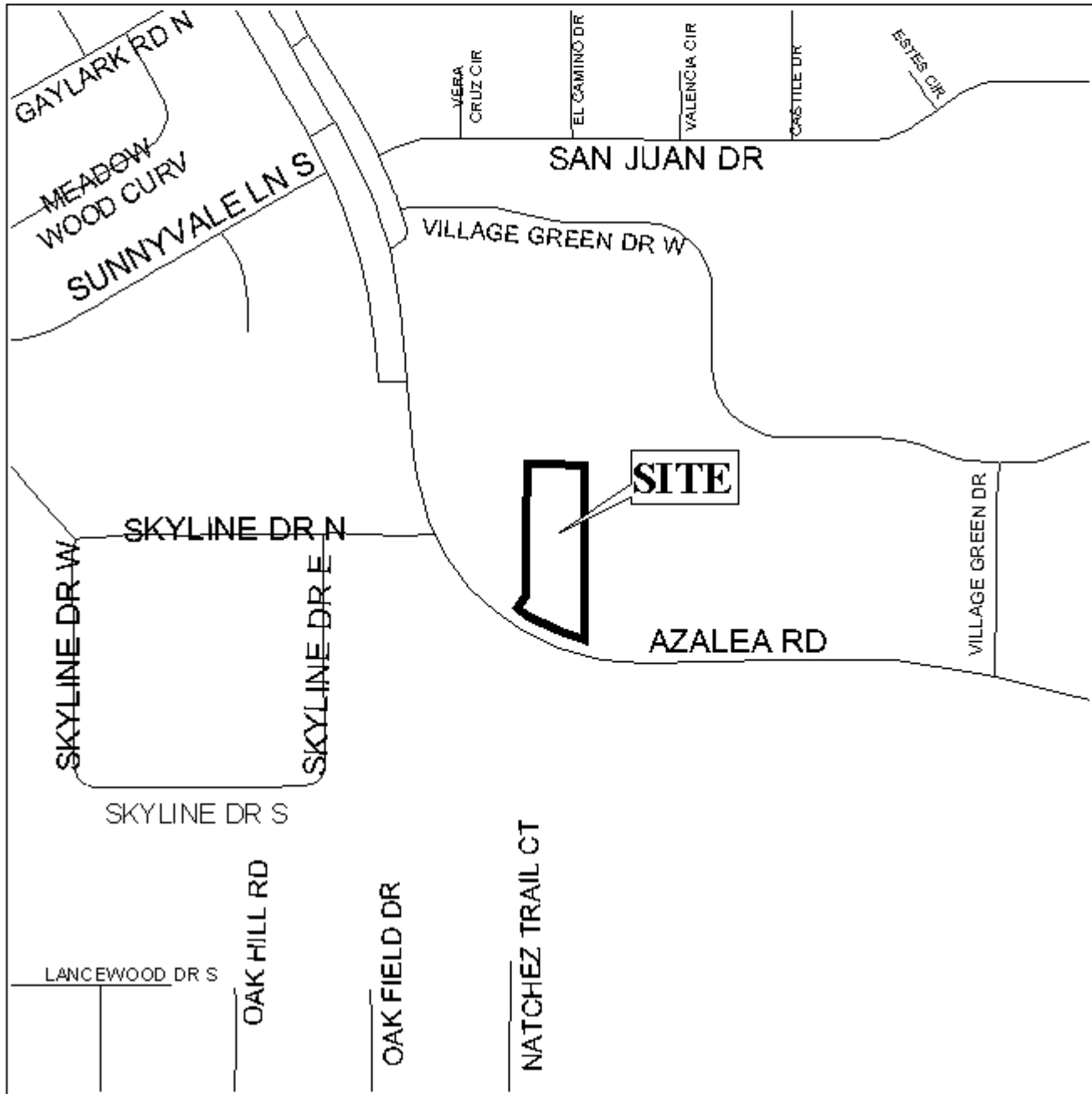
The plat illustrates the proposed 1 lot, 1.4 \pm acres subdivision which is located on the North side of Azalea Road, 270' \pm East of the East terminus of Skyline Drive North and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to combine two lots into one.

The site fronts Azalea Road, which is a major street on the Major Street Plan with an existing 130' right-of-way, and is in compliance with the Major Street Plan. Additionally, with the site having approximately 180' of frontage on a major street, access management is a concern; therefore, the placement of a note on the final plat stating that the subdivision is limited to a maximum of two curb cuts, with the size, location and design to be approved by Traffic Engineering, should be required.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the subdivision is limited to a maximum of two curb cuts, with the size, location and design to be approved by Traffic Engineering; and 2) the installation of curb cuts to be coordinated with Urban Forestry, due to existing Live Oak Trees on right of way; and 3) full compliance with City Engineering comments (engineering will require a note on the plat stating “ The City of Mobile will not permit any clearing, grading, or additional construction within this subdivision until an approved outfall drainage system is constructed or until an acceptable legal document from adjacent property owners, allowing storm run-off from this subdivision, to discharge their property is provided”).

LOCATOR MAP



APPLICATION NUMBER 15 DATE September 16, 2004

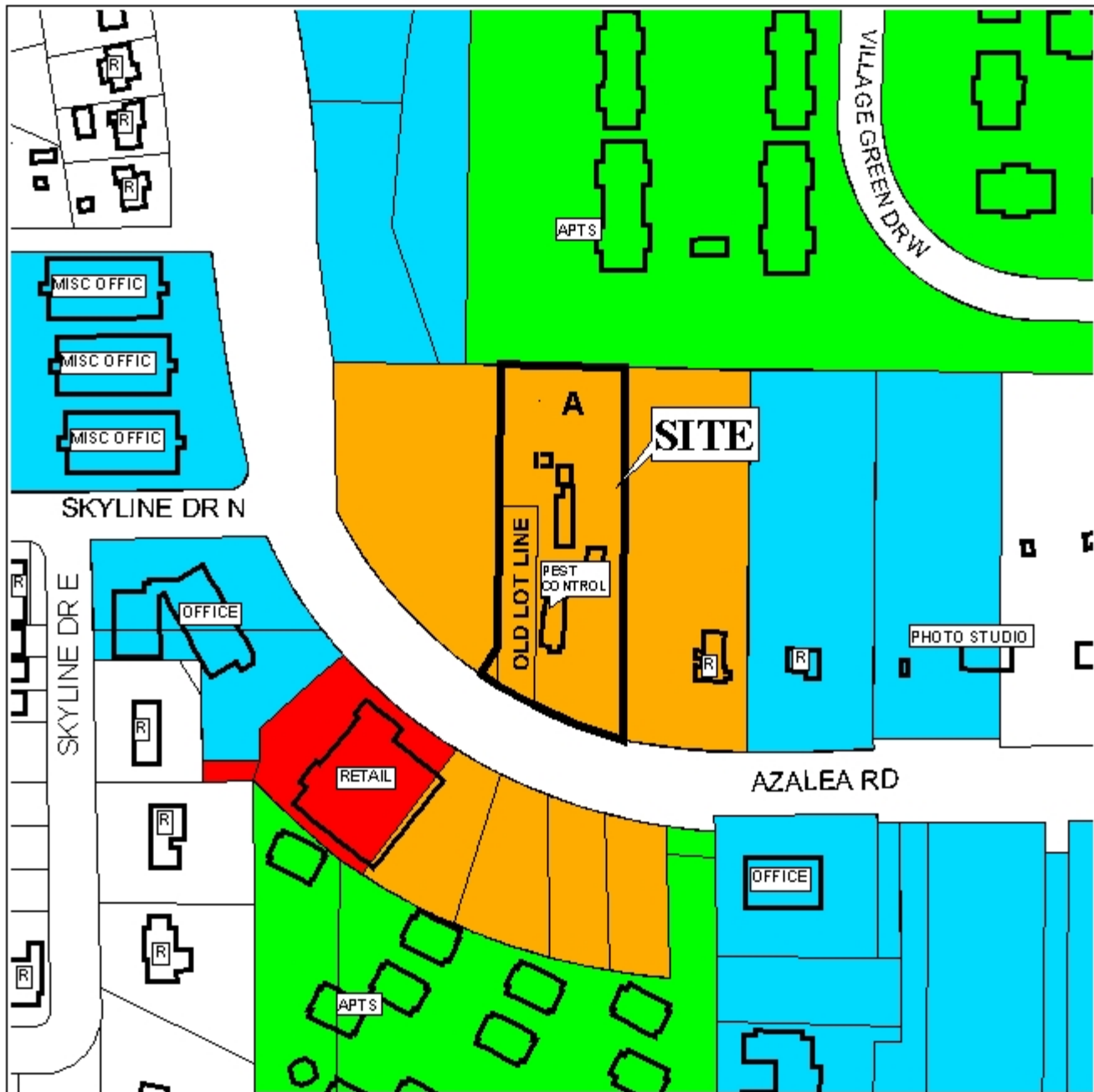
APPLICANT Azalea Crossing Subdivision, Resubdivision of Lots 1 & 2

REQUEST Subdivision



NTS

AZALEA CROSSING SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 15 DATE September 16, 2004

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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