

SAWYER PLACE BAY SHORE SUBDIVISION

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 numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Urban Forestry would like to request that preservation status be given to the 60" Live Oak located in the southeast side of the property. (Any work around, including trimming or removal of this tree, requires approval from the Mobile Planning Commission.) All work under the canopy is to be permitted and coordinated with Urban Forestry, removal to be permitted by Urban Forestry only in the case of disease or impending danger. 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).

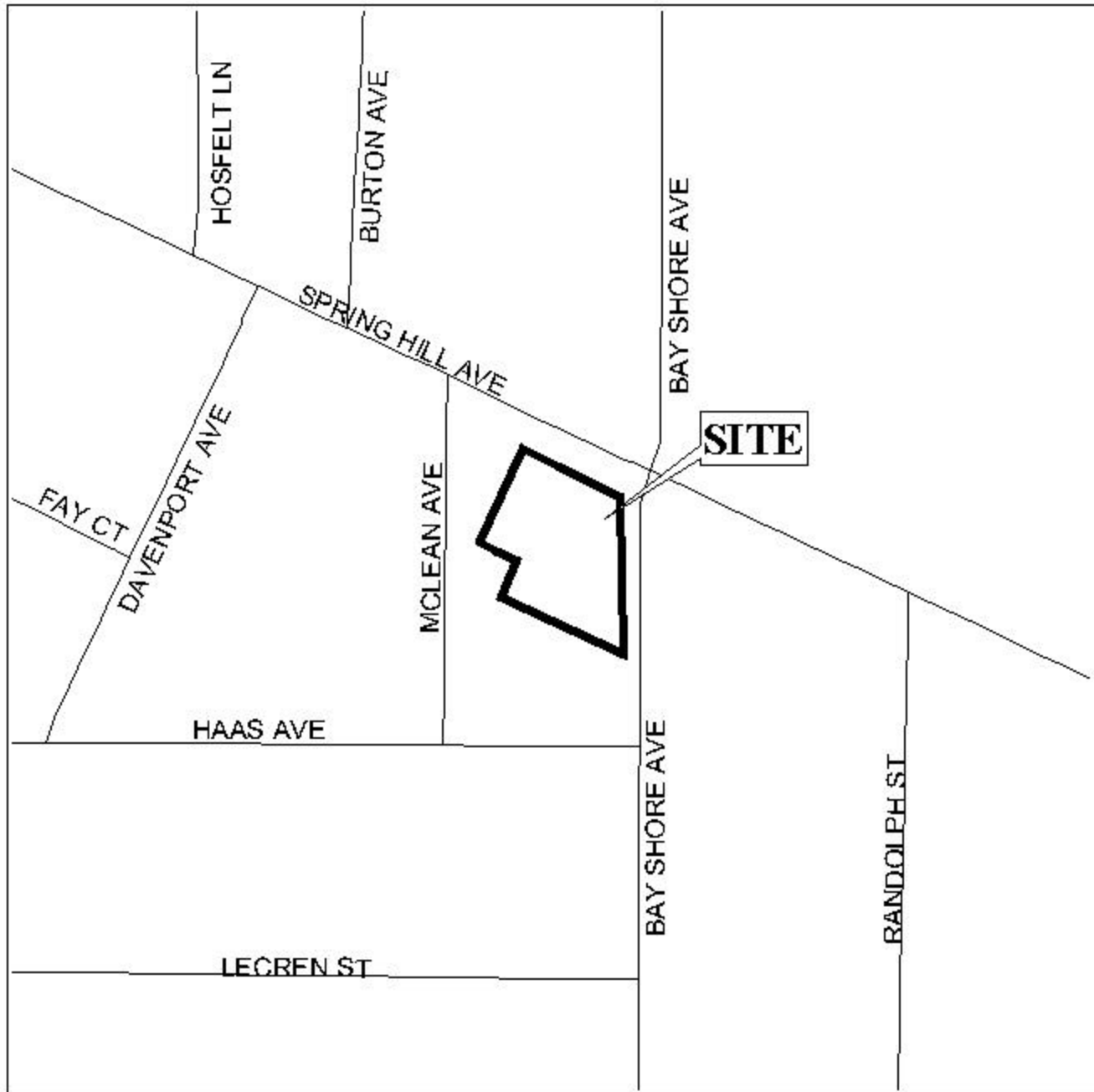
The plat illustrates the proposed 1 lot, $0.9 \pm$ acre subdivision which is located at the Southwest corner of Bay Shore Avenue and Spring Hill Avenue. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a one-lot subdivision from two legal lots and a portion of a metes and bounds parcel.

Spring Hill Avenue, which is a planned major street, has an existing right-of-way in compliance with the Major Street Plan. With the site being located on a major street, access management is a concern; therefore the placement of a note on the final plat stating that the site is limited to one curb cut to Spring Hill Avenue and one curb cut to Bay Shore Avenue, with the location and design to be approved by the Traffic Engineering Department, should be required.

With modifications, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following condition: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to Spring Hill Avenue and one curb cut to Bay Shore Avenue, with the location and design to be approved by the Traffic Engineering Department.

LOCATOR MAP



APPLICATION NUMBER 20 DATE December 18, 2003

APPLICANT Sawyer Place Bay Shore Subdivision

REQUEST Subdivision



NTS

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APPLICATION NUMBER 20 DATE December 18, 2003

LEGEND



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