

SUNSET HILLS SUBDIVISION, FIRST ADDITION,
RESUBDIVISION OF LOT 3, BLOCK D

Engineering Comments: According to the City of Mobile's 1984 Aerial photograph, there is approximately 4,000 square feet of impervious area that can be claimed as historical credit for the determination of the need for detention. Therefore, detention will be required on each individual lot if and when the construction of impervious area on any particular lot exceeds 4,000 square feet, whereas detention shall be provided for that individual lot accounting for the increase of impervious area in excess of 4,000 square feet. Subsequently, a land disturbance permit will be required for the construction of that particular lot, and detention should be provided for the increase over 4,000 square feet. 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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 2 lot, 0.5 acre \pm subdivision which is located 4662 Cottonwood Drive (North side of Cottonwood Drive, 150' \pm East of Ideal Avenue), and is in Council District 6. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to divide an existing legal lot of record, which was originally approved by the Planning Commission in 1954, into two legal lots of record.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The 25-foot minimum building setback line and lot area sizes are depicted on the plat in square feet, and these should be retained on the Final Plat, if approved.

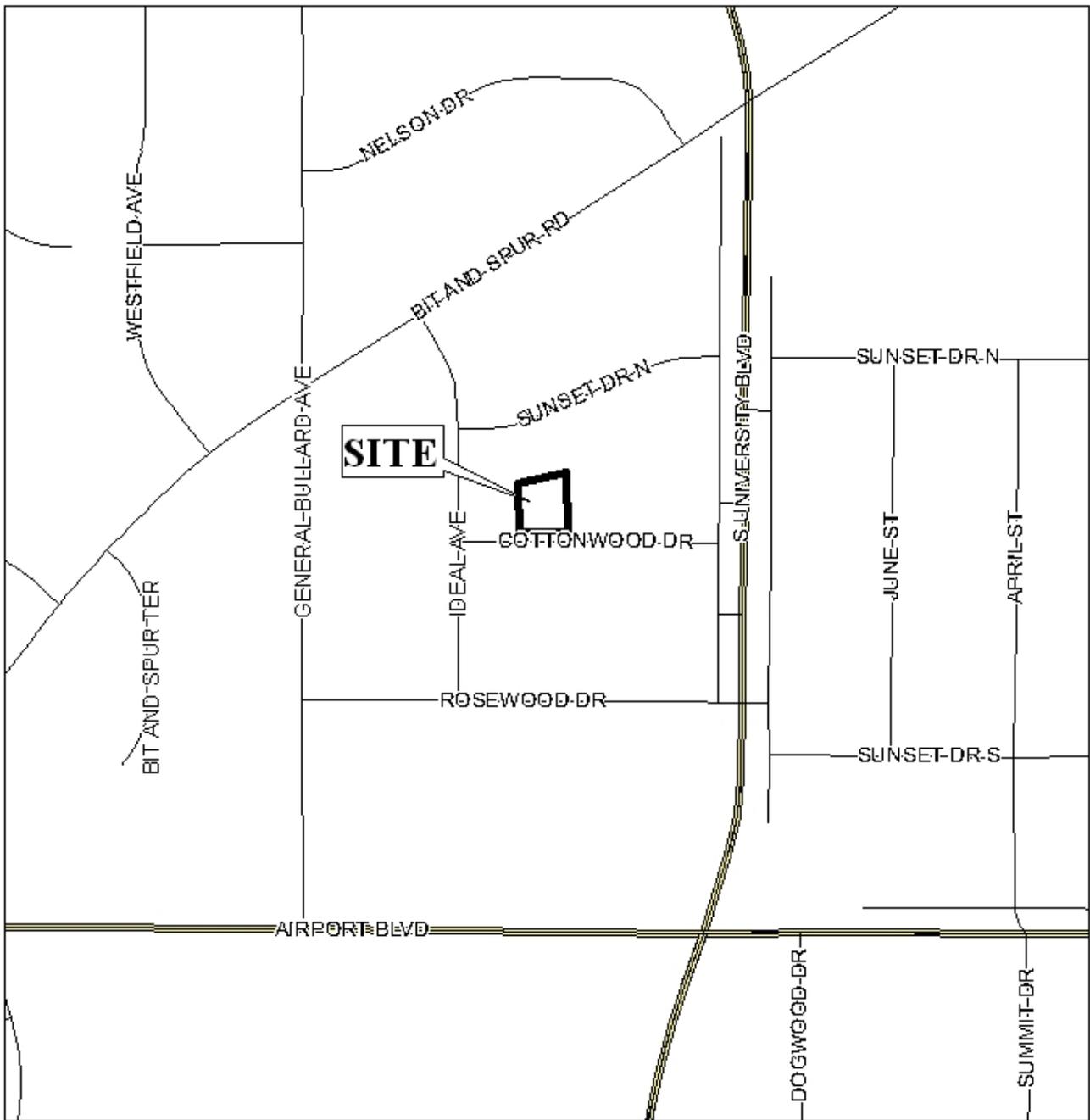
The lots front Cottonwood Drive to the South. Cottonwood Drive is a minor street provided with curb and gutter, and the plat depicts it with an adequate 50-foot right-of-way. No further dedication should be required. Should the application be approved, both lots should be limited to one curb cut, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

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

Based upon the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) retention of minimum building setback line and lot area sizes, in square feet, on the Final Plat;
- 2) placement of a note on the Final Plat stating both lots are limited to one curb cut each, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) compliance with Engineering comments: *“According to the City of Mobile’s 1984 Aerial photograph, there is approximately 4,000 square feet of impervious area that can be claimed as historical credit for the determination of the need for detention. Therefore, detention will be required on each individual lot if and when the construction of impervious area on any particular lot exceeds 4,000 square feet, whereas detention shall be provided for that individual lot accounting for the increase of impervious area in excess of 4,000 square feet. Subsequently, a land disturbance permit will be required for the construction of that particular lot, and detention should be provided for the increase over 4,000 square feet. 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;”* and
- 4) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 14 DATE September 15, 2011

Sunset Hills Subdivision, First Addition, Resubdivision

APPLICANT of Lot 3, Block D

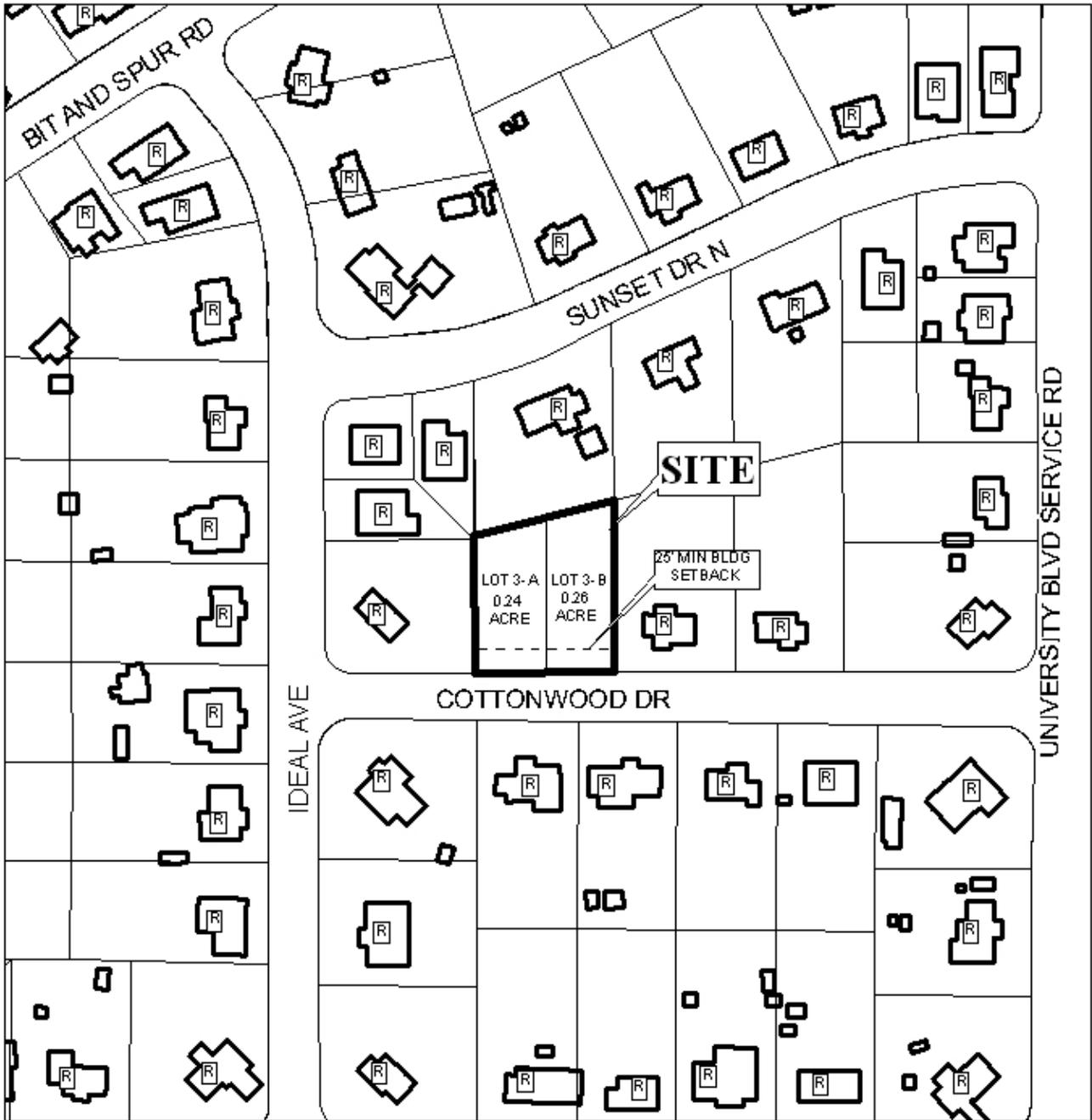
REQUEST Subdivision

N

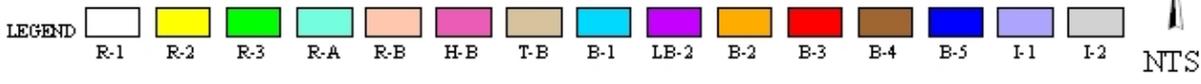


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**SUNSET HILLS SUBDIVISION, FIRST ADDITION,
RESUBDIVISION OF LOTS 3, BLOCK D**



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