

BELLE ISLE VIEW SUBDIVISION

Engineering Comments: Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans

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 0.7± acre, 2 lot subdivision, which is located on the Northeast corner of Belle Isle Lane and Higgins Road, in City Council District 4. The applicant states that the site is served by city water and sanitary facilities.

The purpose of this application is to create two legal lots from a metes and bounds parcel.

The site fronts Higgins Road to the South and Belle Isle Lane to the West. Higgins Road is a paved, minor street with sufficient right-of-way. However, Belle Isle Lane is an unpaved and gravel and does not have a curb and gutter; thus, the plat should be revised to provide a minimum 30' from the centerline of Belle Isle Lane.

As proposed, Lot 1 is a corner lot with approximately 102' of frontage along Belle Isle Lane and 165' of frontage along Higgins Road. As this is a residential subdivision, Lot 1 should be denied direct access to Higgins Road. Lot 2 has 70' of frontage along Belle Isle Lane. 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 Belle Isle Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

As proposed, the site does not reflect an adequate radius at the intersection of Higgins Road and Belle Isle Lane. The applicant should revise the plat to comply with Section V.B.16. of the Subdivision Regulations.

There is an existing single-family structure on the site, but it is not illustrated on the plat. If it is to remain, it should be illustrated on the final plat in order to verify its compliance with the setback requirements of Section 64-3.C.1. of the Zoning Ordinance.

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 on the preceding, it is recommended that this application be held over until the June 19th meeting to allow the applicant to submit the following:

- 1) dedication of a minimum 30' from the centerline of Belle Isle Lane;
- 2) placement of a note on the final plat stating that Lot 1 is denied direct access to Belle Isle Lane;
- 3) placement of a note on the final plat stating that each lot is limited to one curb cut to Belle Isle Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) provision of a adequate radius, in compliance with Section V.B.16. of the Subdivision Regulations, at the corner of Higgins Road and Belle Isle Lane;
- 5) depiction of the existing structure on the final plat, in order to verify its compliance with the setback requirements of Section 64-3.C.1. of the Zoning Ordinance, or its removal prior to signing the final plat;
- 6) placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 7) subject to City Engineering comments: *(Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

Revised for the June 19th meeting:

This application was held over at the May 15th meeting to allow the applicant to submit a revised drawing illustrating the following:

- 1) *dedication of a minimum 30' from the centerline of Belle Isle Lane;*
- 2) *placement of a note on the final plat stating that Lot 1 is denied direct access to Belle Isle Lane;*
- 3) *placement of a note on the final plat stating that each lot is limited to one curb cut to Belle Isle Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 4) *provision of a adequate radius, in compliance with Section V.B.16. of the Subdivision Regulations, at the corner of Higgins Road and Belle Isle Lane;*

- 5) *depiction of the existing structure on the final plat, in order to verify its compliance with the setback requirements of Section 64-3.C.1. of the Zoning Ordinance, or its removal prior to signing the final plat;*
- 6) *placement of a note on the plat / site plan stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and*
- 7) *subject to City Engineering comments: (Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

The applicant submitted a revised plat illustrating the required information, and it appears that the existing home will comply with the setback requirements of Section 64-3.C.1. of the Zoning Ordinance.

Furthermore, the original curb cut condition for Lot 1 denied access to Higgins Road. Since there is an existing curb cut, this condition should be revised to limit Lot 1 to the existing curb cut to Higgins Road.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following condition:

- 1) *placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut to Higgins Road, and Lot 2 is limited to one curb cut to Belle Isle Lane, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards; and*
- 2) *subject to City Engineering comments: (Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit).*

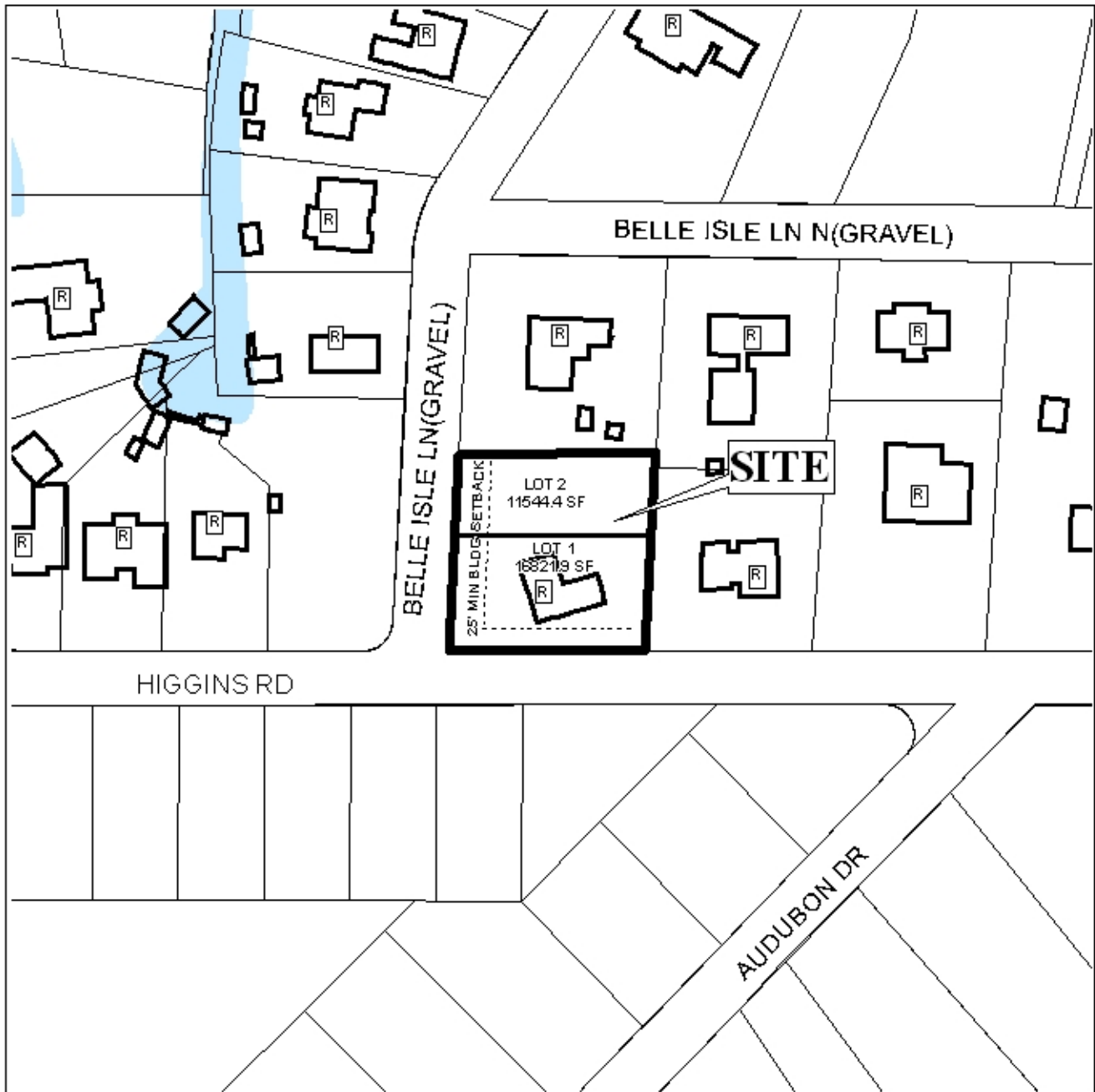
LOCATOR MAP



APPLICATION NUMBER 11 DATE May 15, 2008
APPLICANT Belle Isle View Subdivision
REQUEST Subdivision



BELLE ISLE VIEW SUBDIVISION



APPLICATION NUMBER 11 DATE May 15, 2008

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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