

AUTUMNDALE SUBDIVISION, RESUBDIVISION OF LOTS 100-102

Engineering Comments: Road shall be constructed per City standards and according to the City's street acceptance process. Cul-de-sac approval subject to Fire Department review. Required drainage structures and easements are subject to review by the City Engineering Department. Site is located in AE Flood Zone; therefore no fill is allowed without providing an approved flood study showing a no rise condition for proposed fill. Show Minimum FFE on plans and plat. Wetlands are shown of the NWI database. Need to provide a letter from a wetland biologist stating that there are no wetlands present or acquire the appropriate Corps of Engineer's Permit for working in wetlands. 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed .49 acre ±, 3 lot subdivision which is located on the North side of the unopened Lydia Drive right-of-way, 110'± West of Sharon Drive., and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide a site that was originally platted in 1955. The applicant plans to construct Lydia Drive from its current terminus to a new cul-de-sac at Lots 100, 101, and 102. The new cul-de-sac and roadway must meet city standards. Additionally, the Subdivision Regulations require a 120-foot right-of-way diameter for a cul-de-sac. This application proposes to modify the existing lots to allow for the construction of the cul-de-sac.

The plat illustrates Lydia Drive as having a 40-foot right-of-way. While this is accurate, the City of Mobile also owns a 50-foot wide strip of land abutting the South edge of the Lydia Drive right-of-way. The City of Mobile Real Estate office has advised that this land can be used as Lydia Drive right-of-way, effectively giving Lydia Drive a 90-foot right-of-way in this area. The cul-de-sac is designed in such a way as to take more land from the existing lots than is needed, and thus causes the lots to not meet the 7,200 square foot area requirement for lots under Section V.D.2 of the Subdivision Regulations. The applicant should revise the preliminary plat to reflect the actual Lydia Drive right-of-way and design the cul-de-sac so each of the three proposed lots will meet the lot size requirements.

Additionally, a portion of the site appears to contain wetlands as per National Wetlands Inventory data. Full compliance with all local, state, and federal laws regarding wetlands will be required.

Based upon the preceding, the application is recommended for Holdover until the April 2, 2009 meeting, with revisions due by March 13, 2009, to address the following:

- 1) Revision of the preliminary plat to reflect the actual Lydia Drive right-of-way of 90 feet and design the cul-de-sac so each of the three proposed lots will meet the lot size requirements.

Revised for the April 2, 2009, meeting

The applicant submitted a revised application and preliminary plat. While the applicant now proposes to resubdivide the three existing legal lots of record into two legal lots of record, the purpose of the application has not changed. The applicant has also revised the plat to reflect the actual right-of-way of Lydia Drive.

With the revisions, the proposed lots meet the minimum lot size and frontage requirements of the Subdivision Regulations. Currently, Lydia Drive is not constructed. Construction of a city standard street and turnaround is required prior to the signing of the final plat.

The 25-foot building setback line is shown on the preliminary plat and should be retained, if approved. Additionally, the proposed lots are labeled with their size, in square feet, and this, also, should be retained on the final plat, if approved.

Due to limited frontage, each lot should be limited to one curb cut to Lydia Drive, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The presence of floodplains as well as wetlands indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

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, the application is recommended for approval, subject to the following conditions:

- 1) Construction of Lydia Drive from its current terminus, and construction of the turnaround at the end of Lydia Drive, to city standards;
- 2) Retention of the 25-foot minimum building line;
- 3) Retention of lot size labeling, in square feet;
- 4) Full compliance with engineering comments: Road shall be constructed per City standards and according to the City's street acceptance process. Cul-de sac approval

subject to Fire Department review. Required drainage structures and easements are subject to review by the City Engineering Department. Site is located in AE Flood Zone; therefore no fill is allowed without providing an approved flood study showing a no rise condition for proposed fill. Show Minimum FFE on plans and plat. Wetlands are shown of the NWI database. Need to provide a letter from a wetland biologist stating that there are no wetlands present or acquire the appropriate Corps of Engineer's Permit for working in wetlands. 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;

- 5) Placement of a note on the final plat limiting each lot to one curb cut to Lydia Drive, with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;*
- 6) Placement of a note on the final plat stating the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits; and*
- 7) Placement of a note on the final plat stating that 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.*

LOCATOR MAP



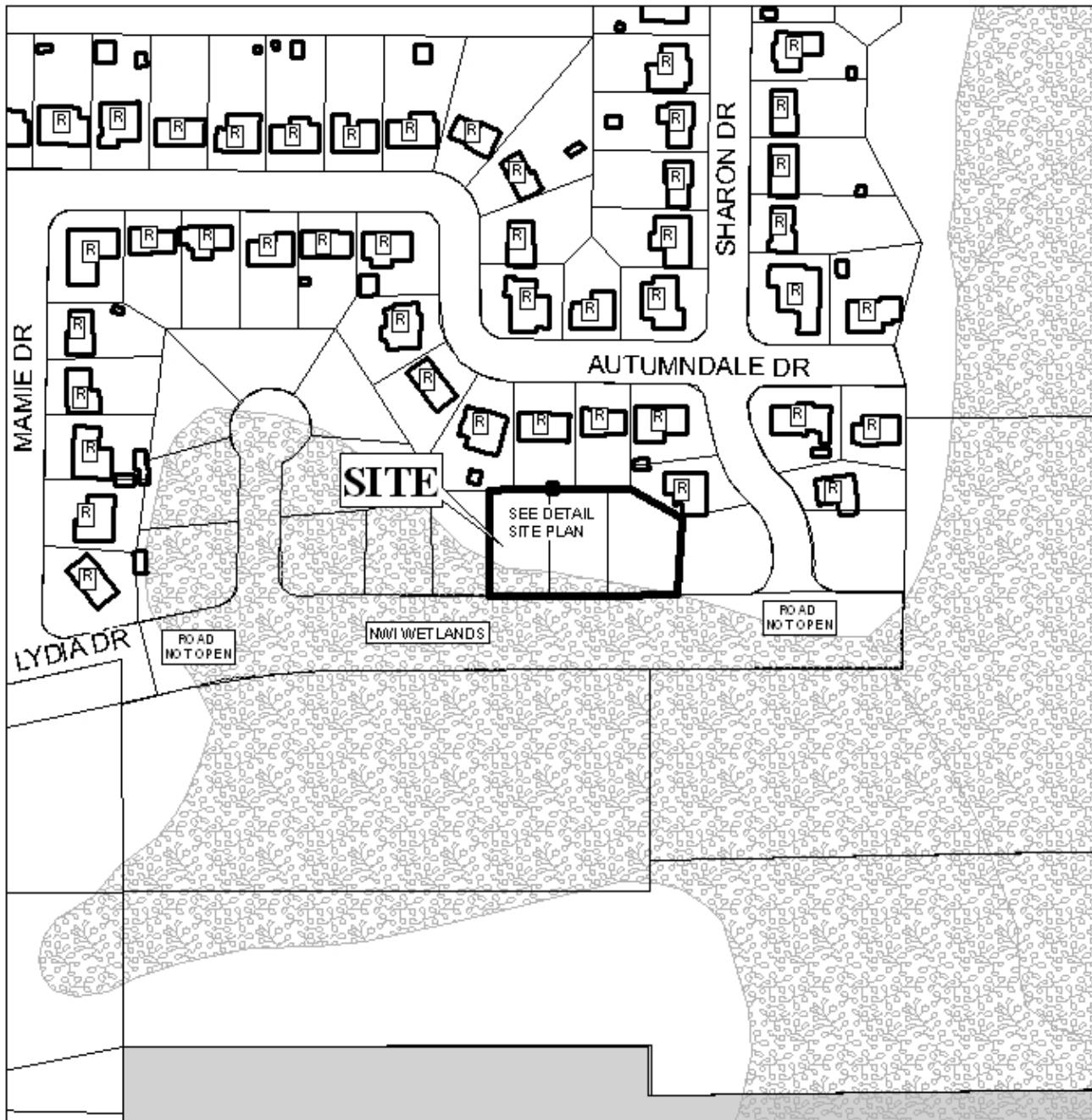
APPLICATION NUMBER 2 DATE April 2, 2009

APPLICANT Autumndale Subdivision, Resubdivision of Lots 100-102

REQUEST Subdivision

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AUTUMNDALE SUBDIVISION, RESUBDIVISION OF LOTS 100-102



APPLICATION NUMBER 2 DATE April 2, 2009

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 NTS



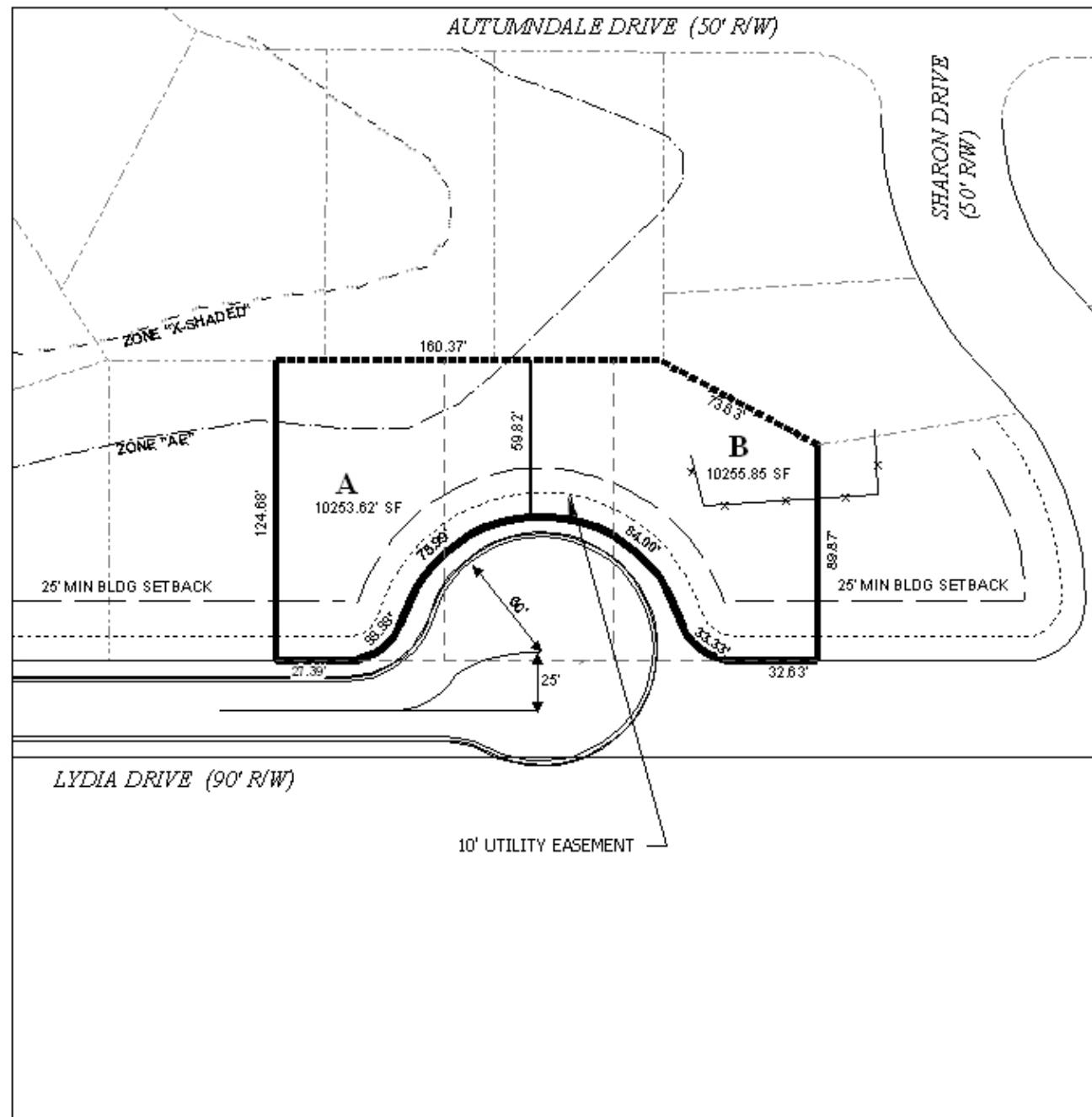
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APPLICATION NUMBER 2 DATE April 2, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE April 2, 2009

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REQUEST Subdivision

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