

## **SEWELL'S PLACE SUBDIVISION, RESUBDIVISION OF**

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. 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.

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 2.6± acre subdivision, which is located at 2300 and 2304 Burgett Road (North side of Burgett Road, 600'± East of River Road), in Council District 4. The applicant states the site is served by city water and sewer services.

The purpose of this application is to resubdivide two legal lots of record into two legal lots of record via an internal property line relocation.

Sewell's Place Subdivision was approved as a two-lot subdivision by the Planning Commission in May, 2005. The applicant now proposes to relocate an internal property line between the two lots.

As proposed, Lot 2 would exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Since narrow, deep lots are typical of the area, and the existing Lot 2 was approved with a waiver, a waiver of V.D.3. would be appropriate.

Each lot meets the minimum requirements of the Subdivision Regulations. However, the plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the final plat providing the same information. The plat should also be revised to illustrate the 25' minimum building setback line.

It should be noted that the site is located within the X-shaded and AE flood zones as shown on FEMA Flood Insurance Rate Maps. The site is on Dog River, and wetlands and floodplains associated with the waterway may occur on a portion of the site. The presence of wetlands and floodplains would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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

With a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the final plat providing the same information;
- 2) revision of the plat to illustrate the 25' minimum building setback line on each lot;
- 3) placement of a note on the final plat stating that if NWI wetlands are present on the site, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities;
- 4) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 5) subject to the Engineering Comments: *(Show Minimum Finished Floor Elevation on each lot on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. 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).*

## LOCATOR MAP



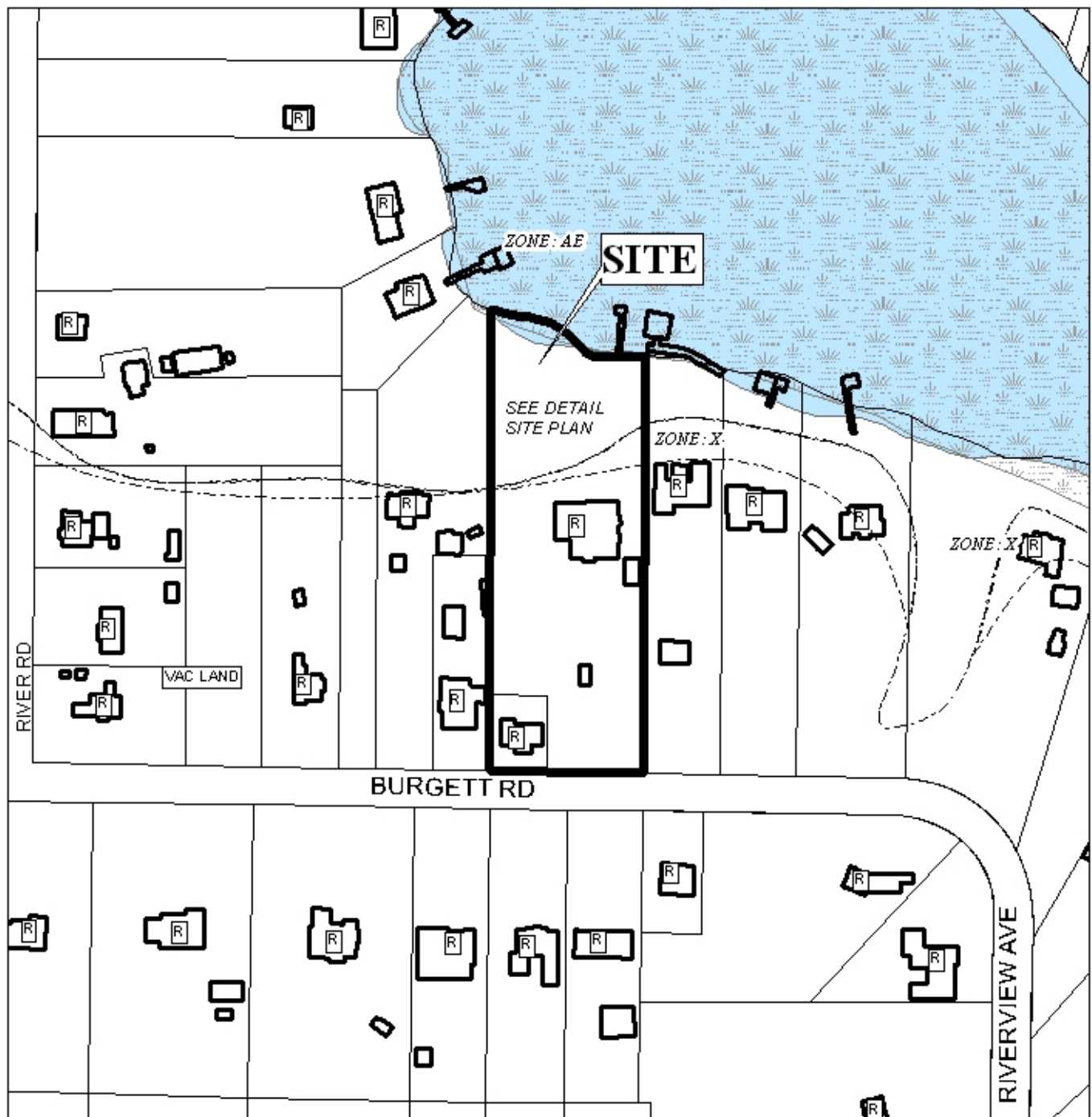
APPLICATION NUMBER 2 DATE April 7, 2011

APPLICANT Sewell's Place Subdivision, Resubdivision of

REQUEST Subdivision



# SEWELL'S PLACE SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 2 DATE April 7, 2011

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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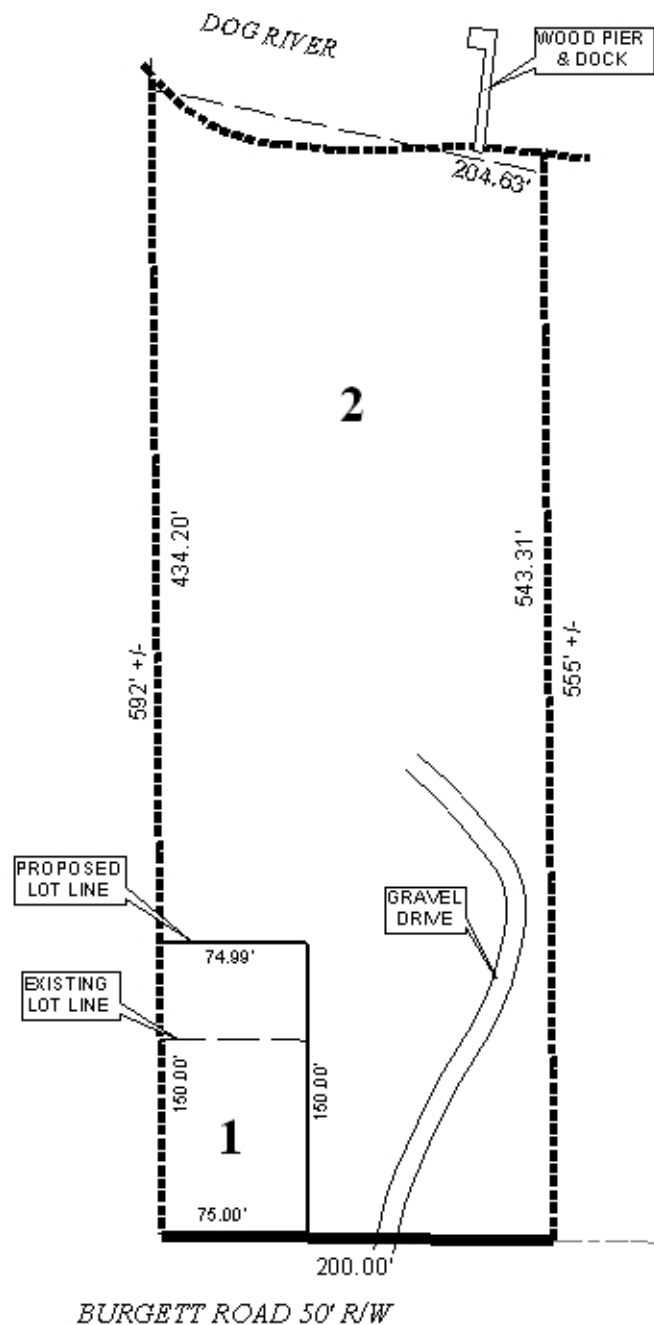


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NTS

# DETAIL SITE PLAN



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