

## **BELLE ISLE SUBDIVISION, UNIT THREE** **RESUBDIVISION OF LOTS 2 & 7**

Engineering Comments: Show Minimum FFE on plans and plat using 11.4 as the base flood elevation which is the high water elevation for the area measured following Hurricane Katrina. Need to scale the flood zones from the FEMA Map. 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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet.

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: MAWSS has only sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 1.1± acre, 1 lot subdivision, which is located North side of Higgins Road at the North terminus of Audubon Drive, extending to the South side of Belle Isle Lane North, 70'± West of its East terminus, in City Council District 4. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to combine two legal lots of record into one lot.

The site fronts Belle Isle Lane North to the North and Higgins Road to the South. Higgins Road is a paved, minor street with sufficient right-of-way. However, Belle Isle Lane North is 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 North. Furthermore, the plat submitted by the applicant has Belle Isle Lane North labeled as "Belle Isle Lane *East*," which should also be addressed prior to signing the final plat.

The site has approximately 150' of frontage along both streets. As this is a residential subdivision, the lot should be denied direct access to Belle Isle Lane North and limited to the existing curb cut to Higgins Road.

There is no depiction of the minimum building setback line along Belle Isle Lane North, which should be addressed prior to signing the final plat.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet, or provide a table on the plat with the same information.

The site is located in the Dog River watershed and within 300' of NWI wetlands; thus the site 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 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 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, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide a minimum 30' as measure from the centerline of Belle Isle Lane North;
- 2) revision of the plat to correctly label Belle Isle Lane North;
- 3) placement of a note on the final plat stating that the lot is denied direct access to Belle Isle Lane North and limited to the existing curb cut to Higgins Road;
- 4) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 5) depiction of the 25' minimum building setback line along Belle Isle Lane North;
- 6) placement of a note on the plat / site plan stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 7) the applicant receive the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and
- 8) subject to City Engineering comments: *(Show Minimum FFE on plans and plat using 11.4 as the base flood elevation which is the high water elevation for the area measured following Hurricane Katrina. Need to scale the flood zones from the FEMA Map. 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. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet).*

## LOCATOR MAP



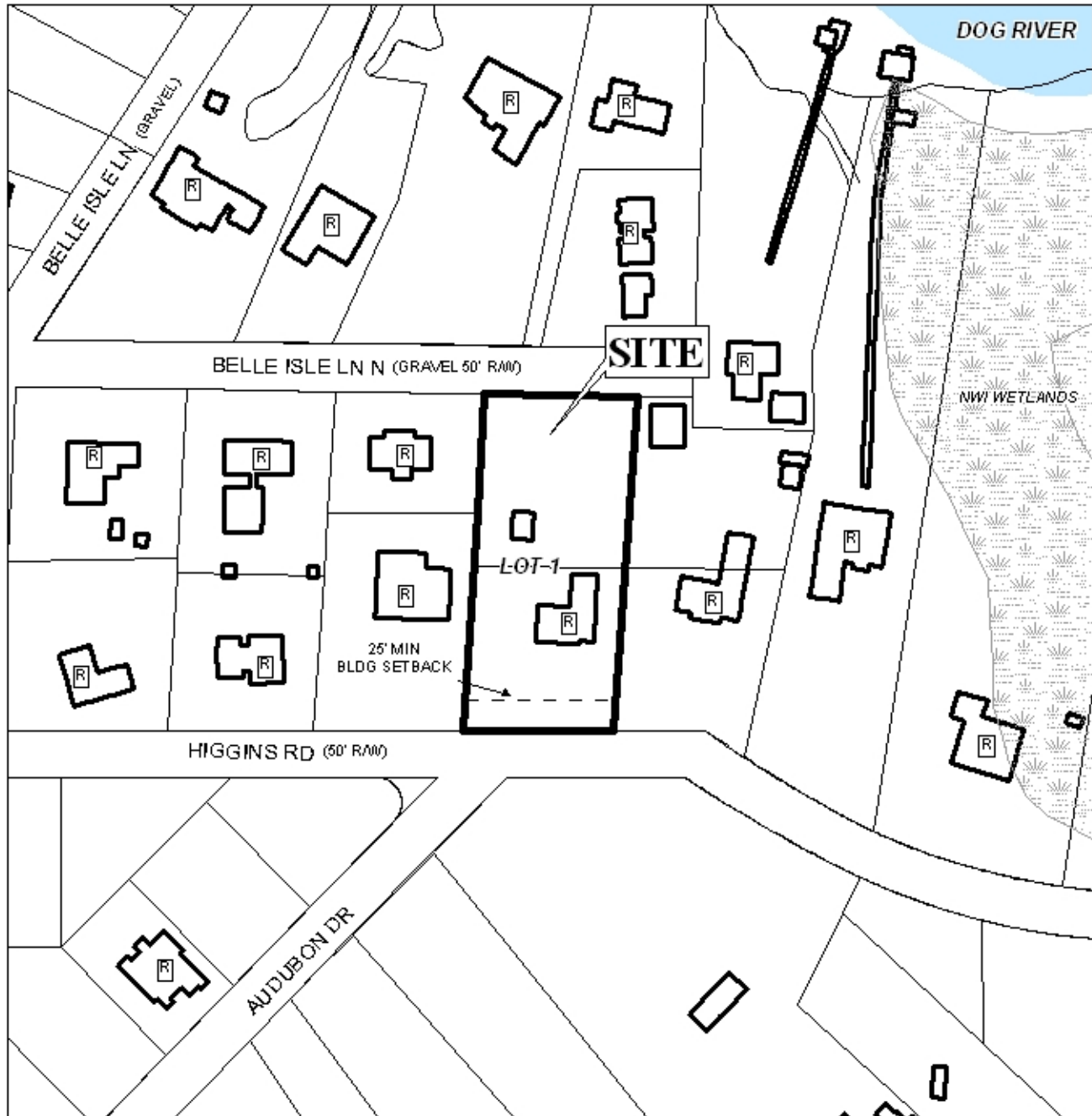
APPLICATION NUMBER 6 DATE October 2, 2008

APPLICANT Belle Isle Subdivision, Unit Three, Resubdivision of Lot 2 & 7

REQUEST Subdivision


















# **BELLE ISLE SUBDIVISION, UNIT THREE, RESUBDIVISION OF LOTS 2 & 7**



APPLICATION NUMBER 6 DATE October 2, 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

N  
NTS



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RESUBDIVISION OF LOTS 2 & 7**



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