

MAURKIT SUBDIVISION

Engineering Comments: Label each lot showing the required minimum finished floor elevation (MFFE). Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. If a land disturbance permit is needed, any damaged sidewalk sections shall be replaced.

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 2 lot, 0.7 acre \pm subdivision which is located at 600 St. Louis Street (Northwest corner of St. Louis Street and North Warren Street extending to the Southwest corner North Warren Street and St. Anthony Street), and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide an existing metes and bounds parcel into two legal lots of record. The parcel is currently developed with a existing buildings.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations, however the proposed lot size is not indicated on the plat. The final plat should be revised to indicate the size of the lot in square feet or a table provided on the plat indicating the same, if approved. The proposed lots also have adequate frontage along a public right-of-way.

The site fronts St. Louis Street to the South, Warren Street to the East, and St. Anthony Street to the North. All streets are minor streets which are provided with curb and gutter. The streets are all depicted with adequate rights-of-way. No further dedication for the roadways should be required.

The intersection of St. Anthony Street and Warren Street has a structure built to the property line, which is allowed in B-4 zoning districts, making dedication to meet Section V.B.16 of the Subdivision Regulations regarding curb radii impractical. However, the same is not true at the intersection of St. Louis Street and Warren Street, and dedication sufficient to comply with Section V.B.16 should be required.

The 25-foot minimum building setback line is not depicted on the preliminary plat, however, B-4 zoning districts do not require a front yard setback. As such, no minimum building line need be depicted.

It should be noted that the site is located within the 500 year flood plain as shown on FEMA Flood Insurance Rate Maps.

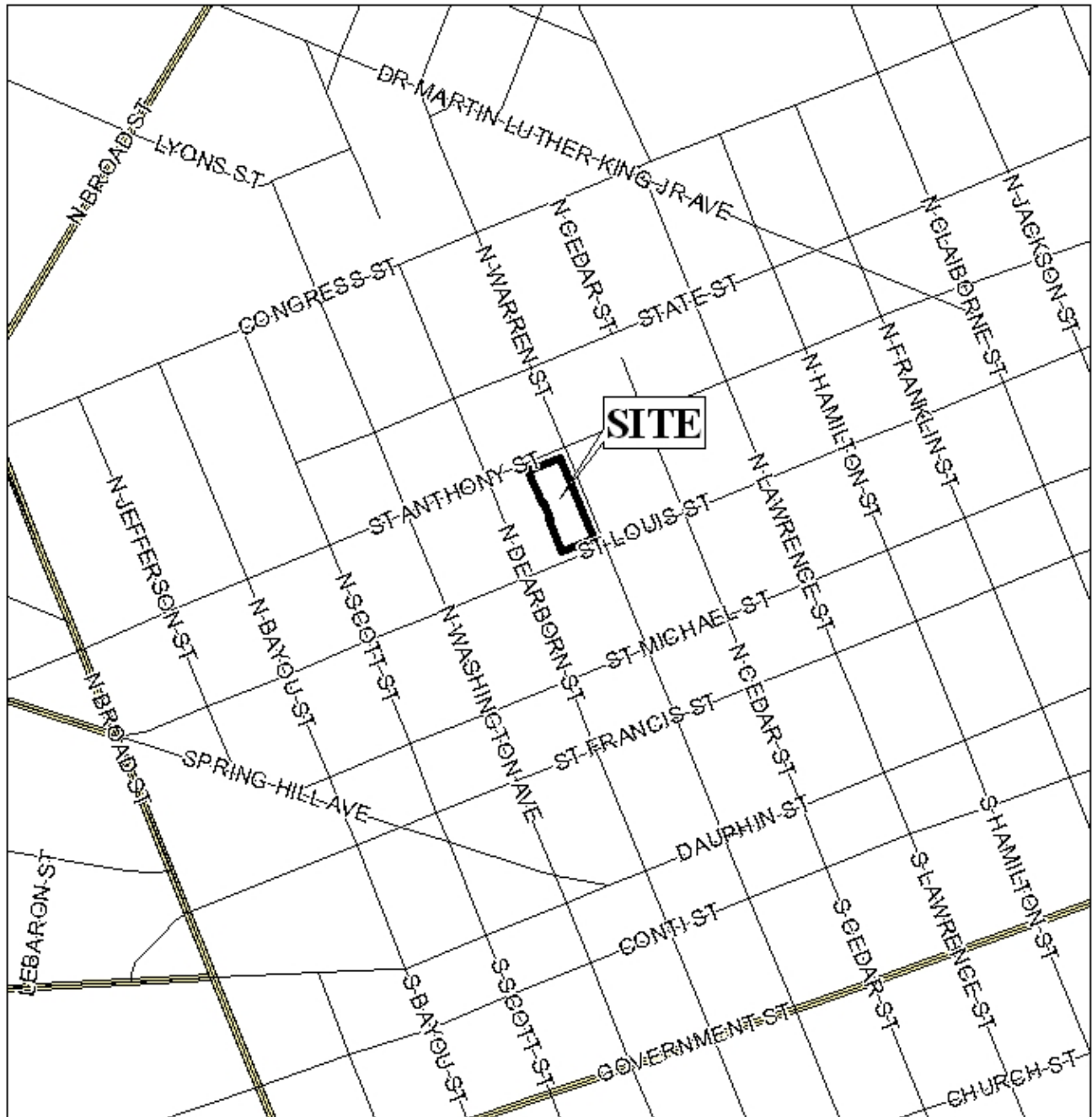
As the site is currently developed, and a lot line is depicted as dividing a building, full compliance with all building a fire codes should be required prior to the signing of the final plat. Compliance may include the construction of a fire-rated wall along the line dividing the building.

Finally, 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 tentative approval, subject to the following conditions:

- 1) Provision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 2) Dedication sufficient to comply with Section V.B.16 of the Subdivision Regulations at the intersection of St. Louis Street and Warren Street;
- 3) Full compliance with all building and fire codes to separate the buildings prior to the signing of the final plat;
- 4) Compliance with engineering comments: *Label each lot showing the required minimum finished floor elevation (MFFE). Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. If a land disturbance permit is needed, any damaged sidewalk sections shall be replaced;*
- 5) Placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;
- 6) 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; and
- 7) Full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 6 DATE October 1, 2009

APPLICANT Maurkit Subdivision

REQUEST Subdivision



MAURKIT SUBDIVISION



APPLICATION NUMBER 6 DATE October 1, 2009

LEGEND

R-1	R-2	R-3	R-4	R-5	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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