

AUDUBON COVE SUBDIVISION, RESUBDIVISION OF LOTS 8 & 9

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 in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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 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 2-lot, 0.6± acre subdivision, which is located on the South side of Higgins Road, 225'± West of Belle Isle Lane, 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. Audubon Cove Subdivision was approved as a 57-lot subdivision by the Planning Commission in November, 2007.

As proposed, Lot 8 would decrease in width from 75' to 70' and Lot 9 would increase in width from 75' to 80'. Both lots would meet the minimum lot size 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 along Higgins Road. Since Higgins Road has a compliant 50' right-of-way, no dedication would be required. As a means of access management, a note should be required on the Final Plat stating that each lot is limited to one curb cut to Higgins Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that the entire site is located within the X-shaded flood zone, and the Northwest portion of Lot 8 is within the AE flood zone, as shown on FEMA Flood Insurance

Rate Maps. The presence of 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.

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 along Higgins Road;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Higgins Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies would be required for floodplain and wetland issues prior to the issuance of any permits or land disturbance activities;
- 5) 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
- 6) 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 in addition to any required land disturbance permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).*

LOCATOR MAP



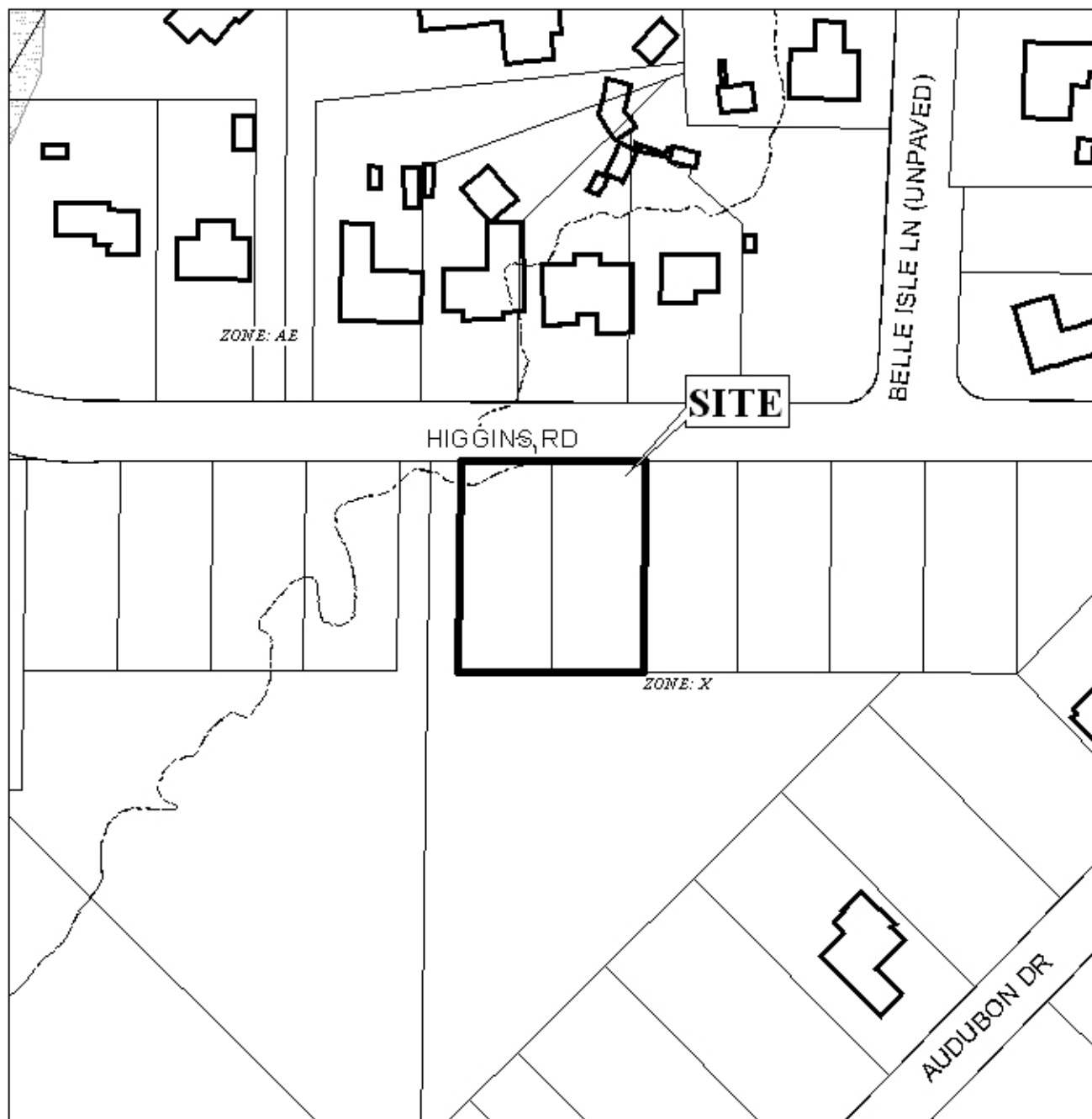
APPLICATION NUMBER 7 DATE August 4, 2011

APPLICANT Audubon Cove Subdivision, Resubdivision of Lots 8 & 9

REQUEST Subdivision

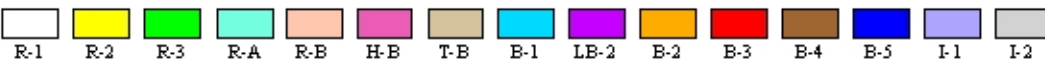


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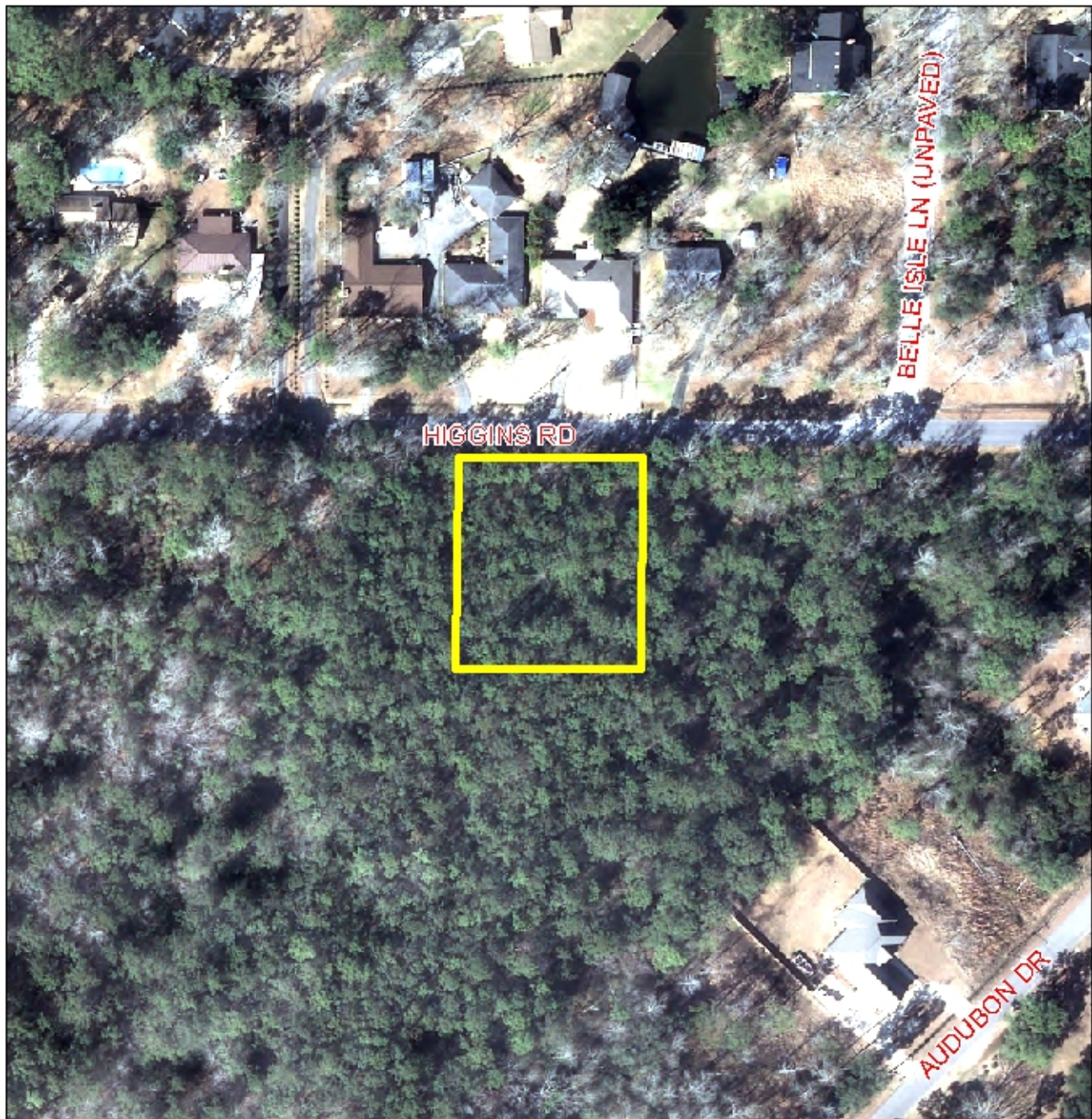


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LEGEND



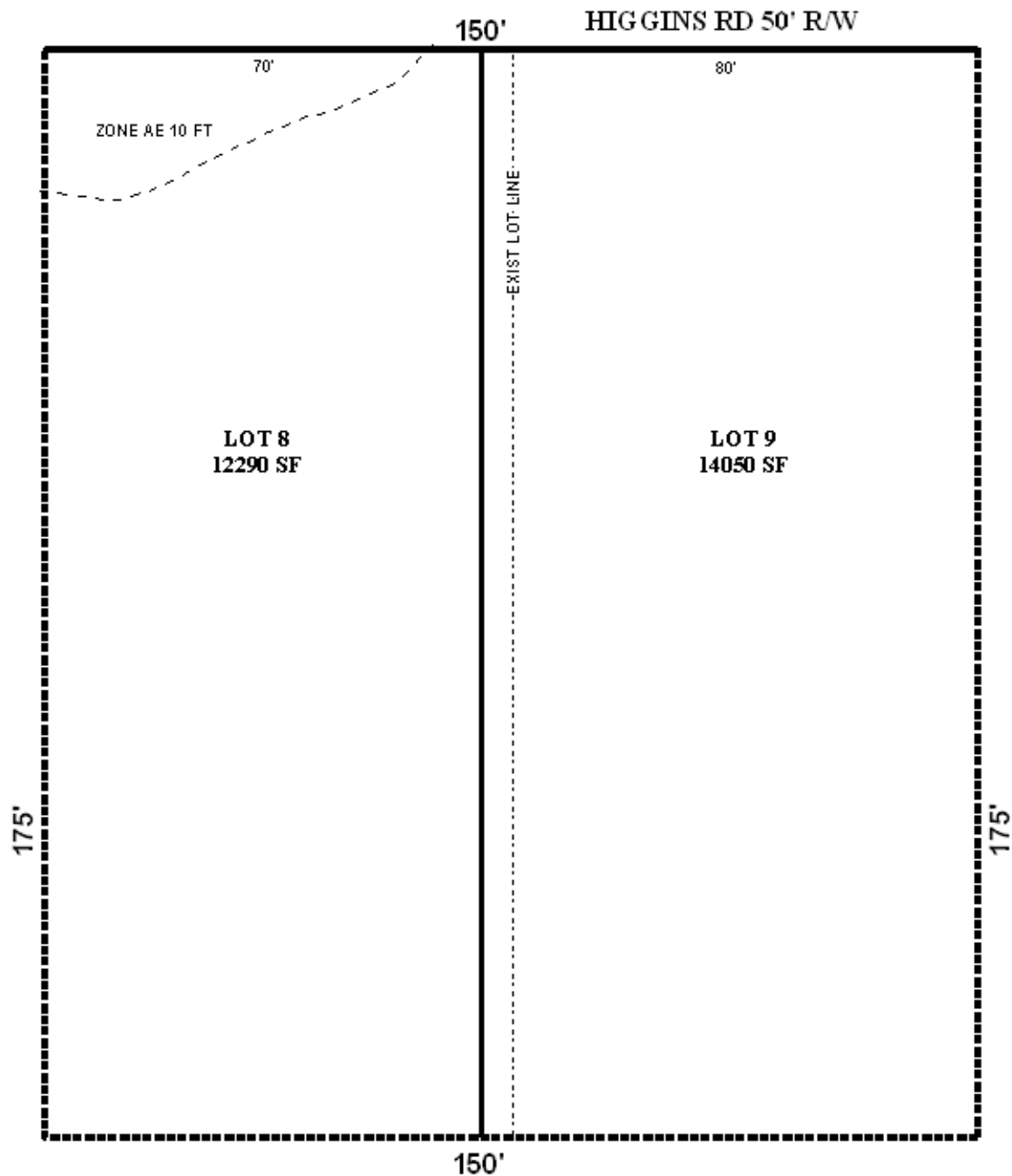
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DETAIL SITE PLAN



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 REQUEST Subdivision

