

AUTUMNDALE SUBDIVISION, RESUBDIVISION OF LOT 34

Engineering Comments: Show the minimum FFE on the plat. Detention will be required, need to show the detention area(s) on plat. Place note on plat stating that maintenance of detention system to be the responsibility of the property owners. No building permits will be issued for either lot until a land disturbance permit addressing the detention has been submitted to and approved by City Engineering. 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.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 2-lot, 0.3 acre \pm subdivision which is located at the Northeast corner of Elaine Drive and 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 subdivide a legal lot of record into two legal lots.

The site fronts Sharon Drive and Elaine Drive, both are minor streets provided with curb and gutter illustrating 50' of right-of-way; thus, no dedication is required.

As a means of access management, a note should be placed on the Final Plat stating that each lot is limited to one curb-cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lots meet the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat in square feet, and this should be retained on the final plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The presence of wetlands and floodplains 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 or land disturbance activities.

It should be noted that the presence of wetlands and floodplains may impact the buildable area on Lot B, effectively reducing the lot below the 7,200 square feet minimum buildable area.

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, it is recommended that this application be held over until the April 15th meeting, with required information submitted by March 31st, to allow the applicant to address the following items:

- 1) compliance with Engineering comments: *Show the minimum FFE on the plat. Detention will be required, need to show the detention area(s) on plat. Place note on plat stating that maintenance of detention system to be the responsibility of the property owners. No building permits will be issued for either lot until a land disturbance permit addressing the detention has been submitted to and approved by City Engineering. 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;*
- 2) placement of a note on the plat stating that each lot is limited to one curb-cut with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the plat stating that approval of all applicable federal, state and local environmental agencies for wetlands or floodplains issues is required prior to the issuance of any permits or land disturbance activities; and
- 4) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies for endangered, threatened or otherwise protected species is required prior to the issuance of any permits or land disturbance activities.

LOCATOR



APPLICATION NUMBER 7 DATE March 18, 2010

APPLICANT Autumndale Subdivision, Resubdivision of Lot 34

REQUEST Subdivision



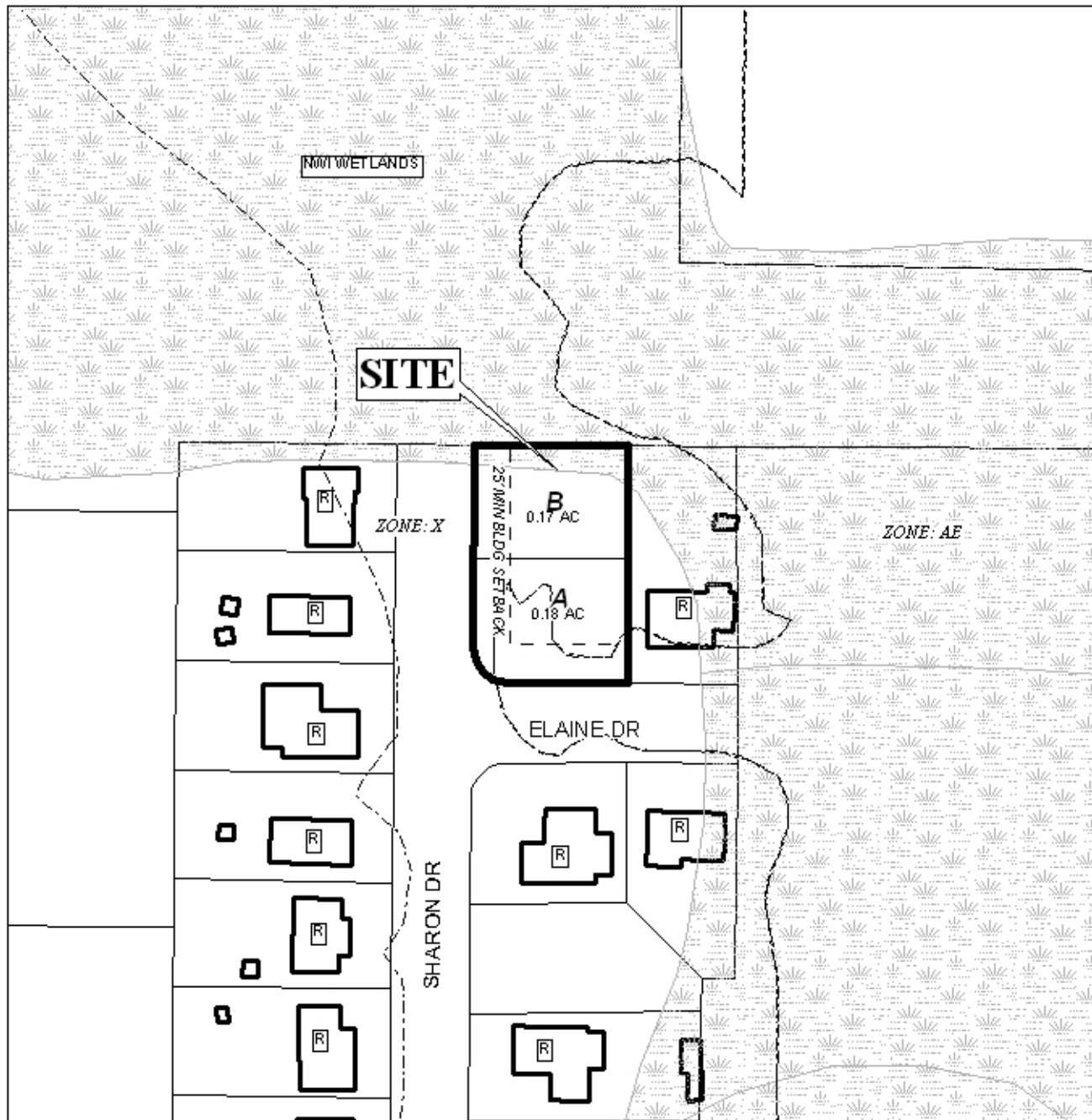
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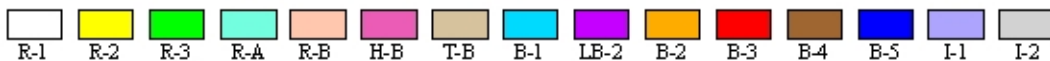


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LEGEND



NTS

