

## **BILLY COURTNEY SUBDIVISION**

Engineering Comments: 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.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 0.8± acre, 1 lot subdivision, which is located West side of Zeigler Circle East, 525'± South of Zeigler Boulevard, in City Council District 7. 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 Zeigler Circle East, a minor street with sufficient right-of-way. No dedication is required.

The site has approximately 165' of frontage along Zeigler Circle East. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards.

The plat illustrates a 20' minimum building setback from the front property line, which is substandard. The applicant should revise the plat to provide a minimum building setback line of 25', as required by Section 64-3.E.3 of the Zoning Ordinance.

The plat illustrates a 10' sewer easement along the rear of the property. A note should be placed on the final plat stating that no construction is allowed within the sewer easement.

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.

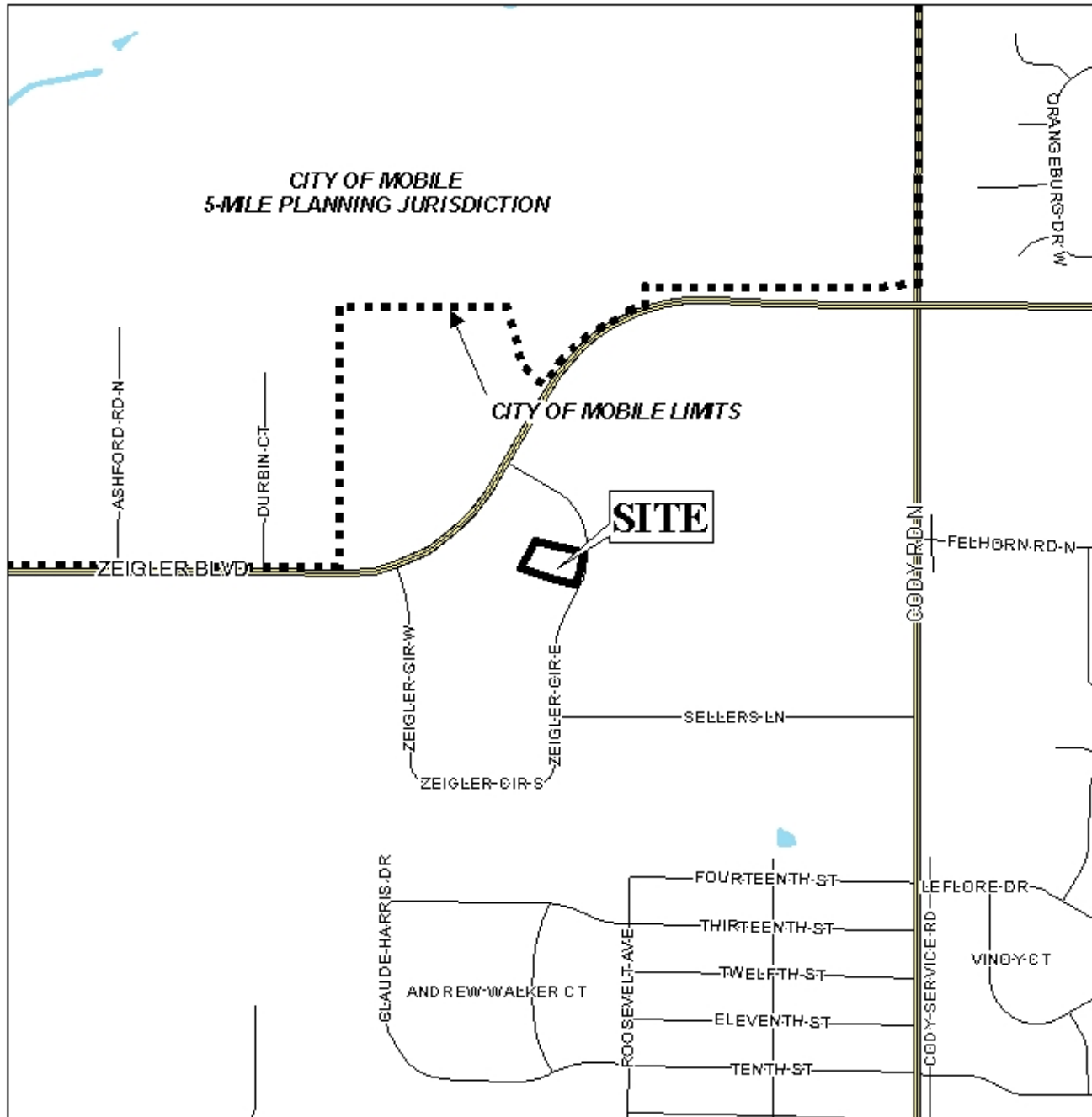
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-

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) placement of a note on the final plat stating that the subdivision is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) revision of the plat to depict a minimum 25' front setback line along Zeigler Circle East;
- 3) placement of a note on the final plat stating that no construction is allowed within easements;
- 4) revision of the plat to label the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 5) 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; and
- 6) compliance with City Engineering comments: *(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



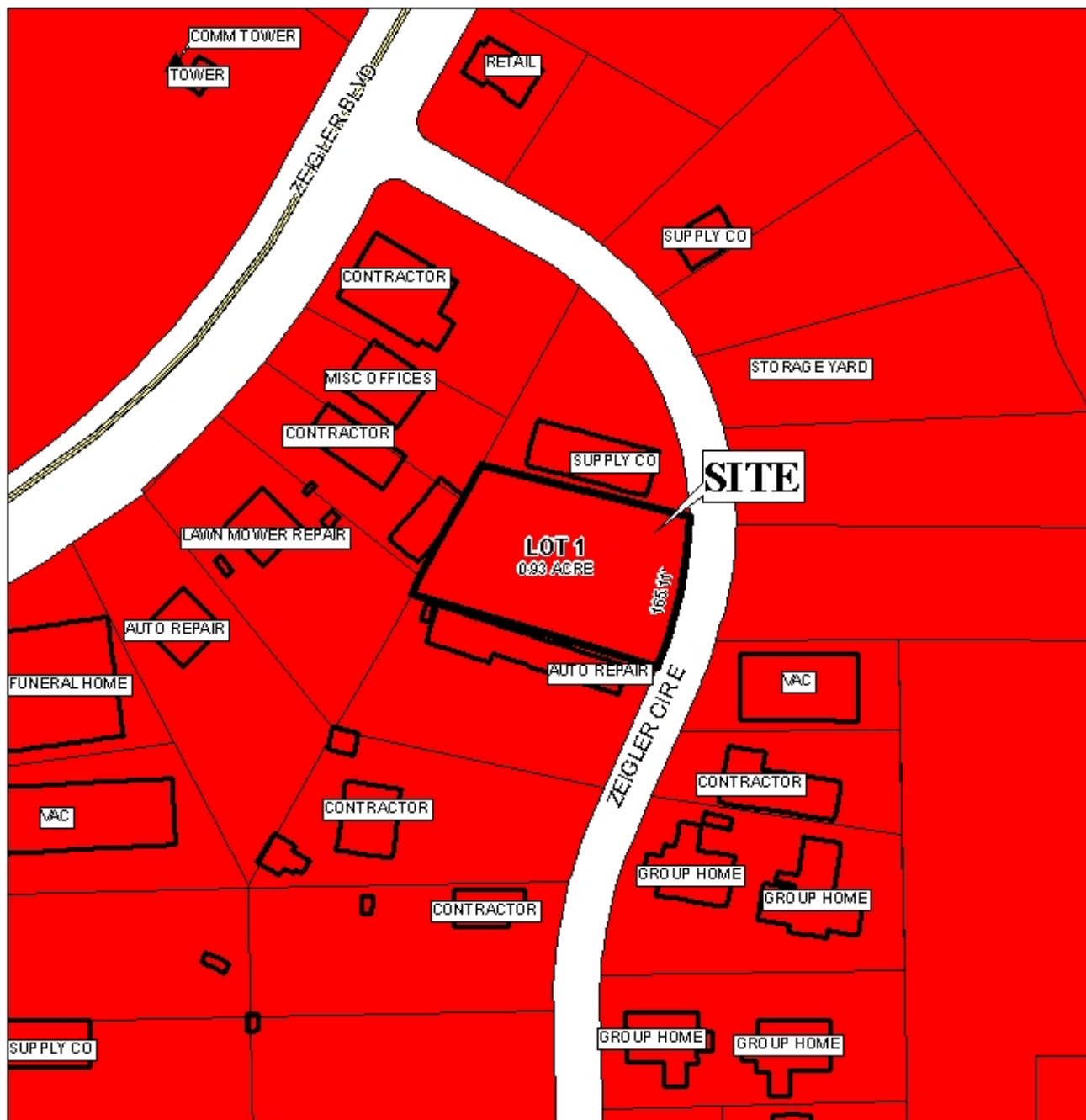
APPLICATION NUMBER 7 DATE May 7, 2009

APPLICANT Billy Courtney Subdivision

REQUEST Subdivision

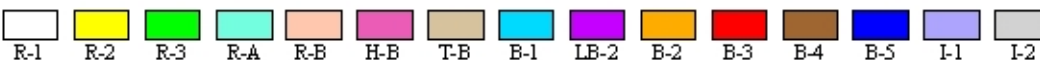
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# BILLY COURTNEY SUBDIVISION



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LEGEND



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## BILLY COURTNEY SUBDIVISION



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