

MARSTON PLACE SUBDIVISION

Engineering Comments: Drainage easement width and location to be approved by City Engineering before final signature on plat. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 0.6± acre, one lot subdivision, which is located at the Northeast corner of Clarise Circle and Elizabeth Lane, in City Council District 5. The site is served by city water and sanitary facilities.

The subject site is a metes-and-bounds parcel remainder of Lot 6, New Country Club Estates, Sixth Unit, which was created by the platting of New Country Club Estates, Eighth Unit. While a portion of the lot was included in the Eighth Unit, the subject parcel was not included as a resubdivided lot in that platting, but it retained the 50' recorded building setback along the front street (Clarise Circle). Since this portion of the original Lot 6 was not officially resubdivided, no building setback line is recorded for the street corner curve or the newly-created side street (Elizabeth Lane). The standard City minimum building setback of 25' would apply in these areas. The purpose of this application is, therefore, to revise the front setback to 25' in preparation for an addition to the existing dwelling. If approved, the metes-and-bounds parcel will become a legal lot of record upon recording of the final plat.

The site fronts Clarise Circle and Elizabeth Lane, both minor streets. Clarise Circle is depicted with a 50' right-of-way, and Elizabeth Circle is depicted with a variable right-of-way; therefore, the plat should be revised to provide a minimum of 25' from the center line of Elizabeth Circle, if required.

The site has approximately 225' of street frontage along both streets. As a means of access management, a note should be placed on the final plat stating that the lot is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

No lot size is indicated on the plat; therefore, the plat should be revised to label the lot with its size in square feet, or a table should be provided furnishing 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.

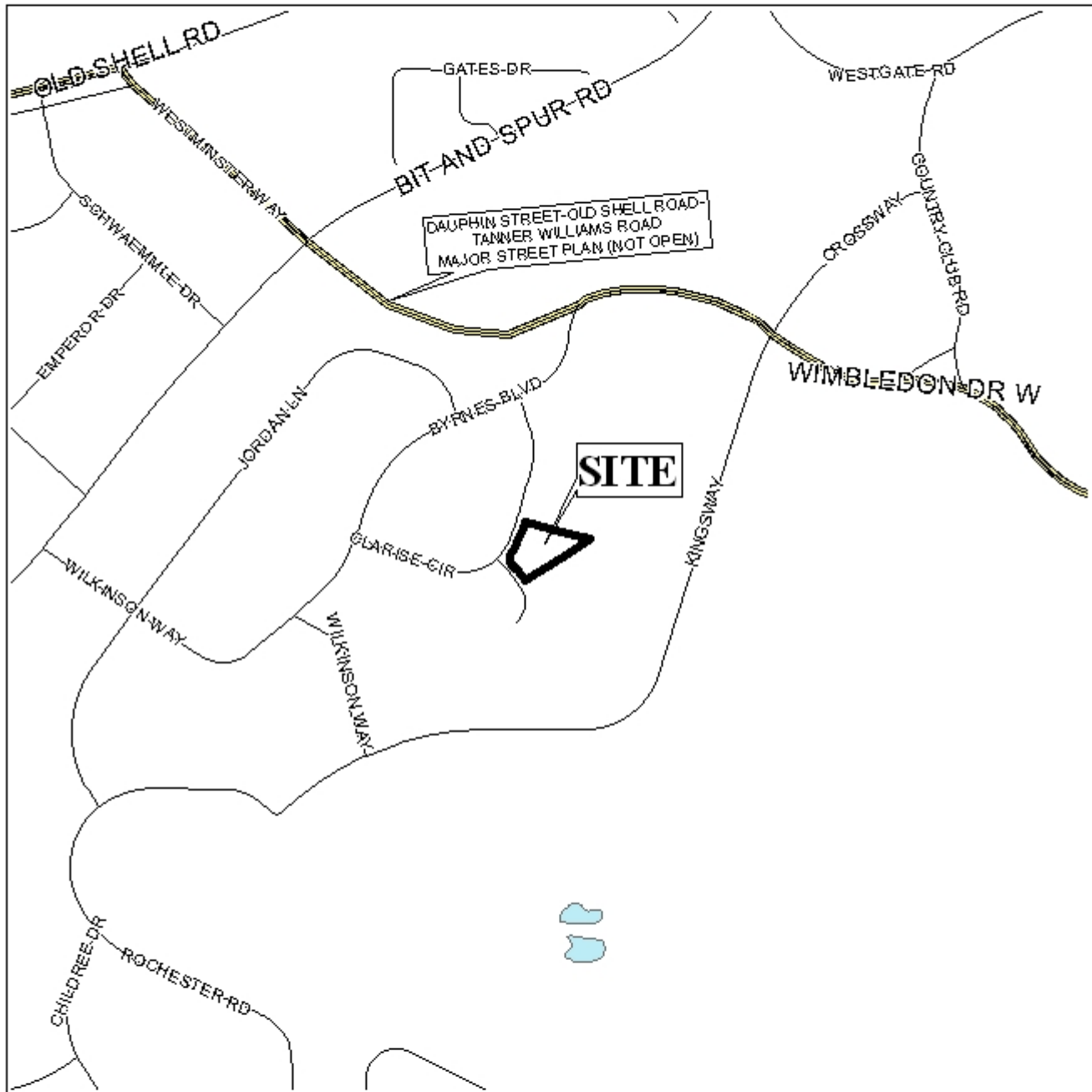
As previously mentioned, the purpose of this application is to amend the recorded front street setback to 25'. The adjacent lot to the North (in the Sixth Unit) has the same 50' recorded setback, while the adjacent lot to the South (in the Eighth Unit) has a 30' recorded front setback. Inasmuch as the standard City minimum front setback requirement is 25', such would not be consistent with other near-by properties; however, the allowance of a 30' setback would be consistent with the property to the South which was actually created from a portion of the subject property. Therefore, the modification of the plat to indicate a 30' front and side street building setback line would be more appropriate for the neighborhood and would provide a more harmonious streetscape.

Based on the preceding, this application is recommended for Tentative Approval with a modification to a 30' building setback line, subject to the following conditions:

- 1) revision of the plat to provide a minimum of 25' from the centerline of Elizabeth Lane, if required;
- 2) placement of a note on the final plat stating that the site is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) labeling of the lot with its size in square feet, or the provision of a table on the plat furnishing the same information;
- 4) placement of a note on the plat/site plan stating that approval of all applicable Federal, state, and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 5) depiction of a 30' minimum building setback line along all street frontages; and
- 6) subject to the Engineering Comments (*Drainage easement width and location to be approved by City Engineering before final signature on plat. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water*

detention is required. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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 December 20, 2007

APPLICANT Marston Place Subdivision

REQUEST Subdivision



NTS

MARSTON PLACE SUBDIVISION

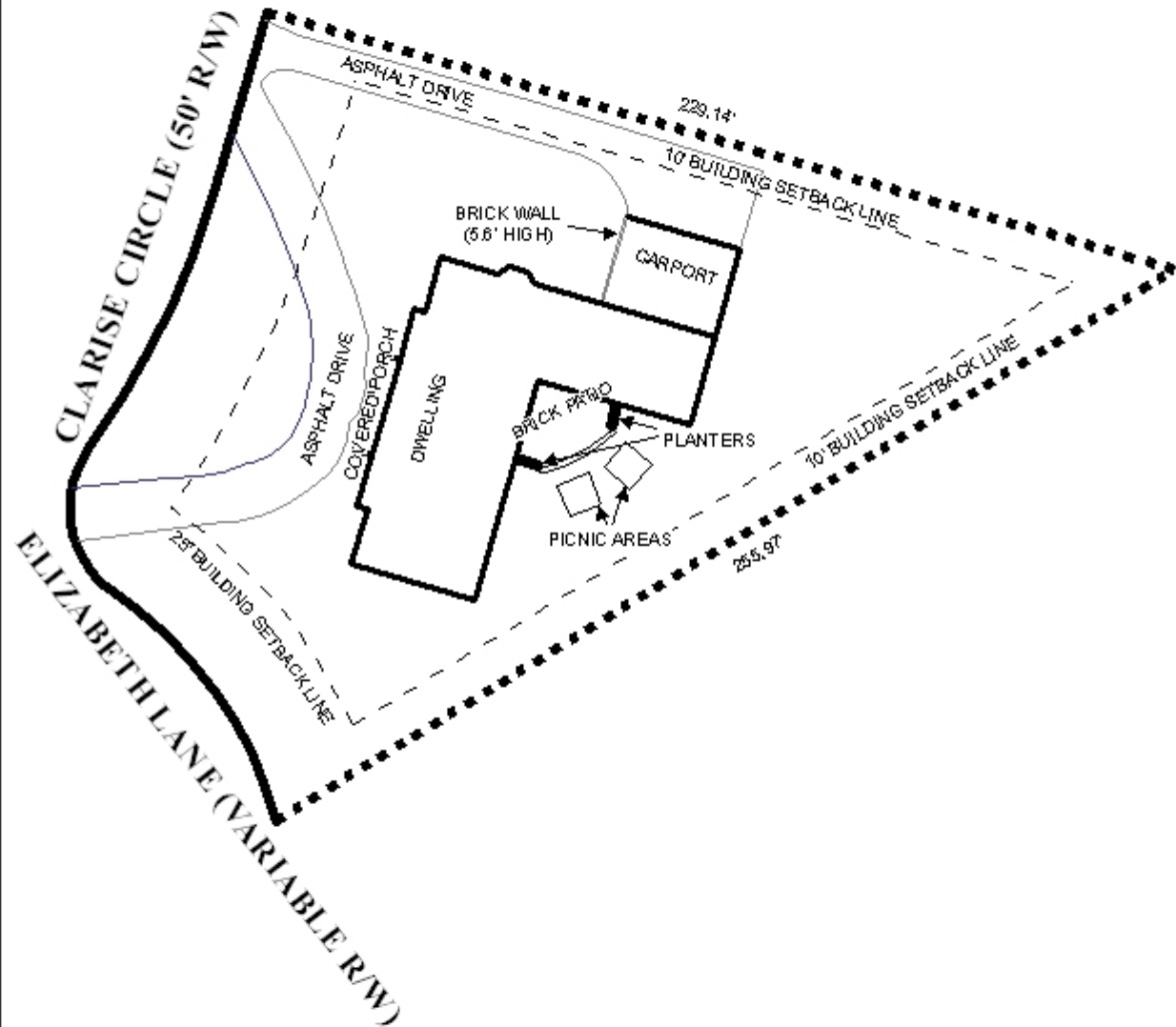


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LEGEND

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	NTS
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DETAIL SITE PLAN



APPLICATION NUMBER 7 DATE December 20, 2007
APPLICANT Marston Place Subdivision
REQUEST Subdivision



NTS