

CAROLYN ARMSTRONG SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 0.3± acre, 1-lot subdivision, which is located on the North Road, 280'± East of its West terminus, and is located within Council District 4. The applicant states the site is served by city water and individual septic systems.

The purpose of this application is to create a legal lot of record from an existing metes-and-bounds parcel. It should be noted that this metes and bounds parcel was subdivided from the parent parcel in 1983; therefore, it is considered a lot of record. However, since Planning Approval is required to allow a mobile home as a dwelling unit in an R-1, Single-Family Residential District, the subdivision application is required as well a Planning Approval application. The applicant has submitted the Planning Approval application and is on the August 5th Commission agenda.

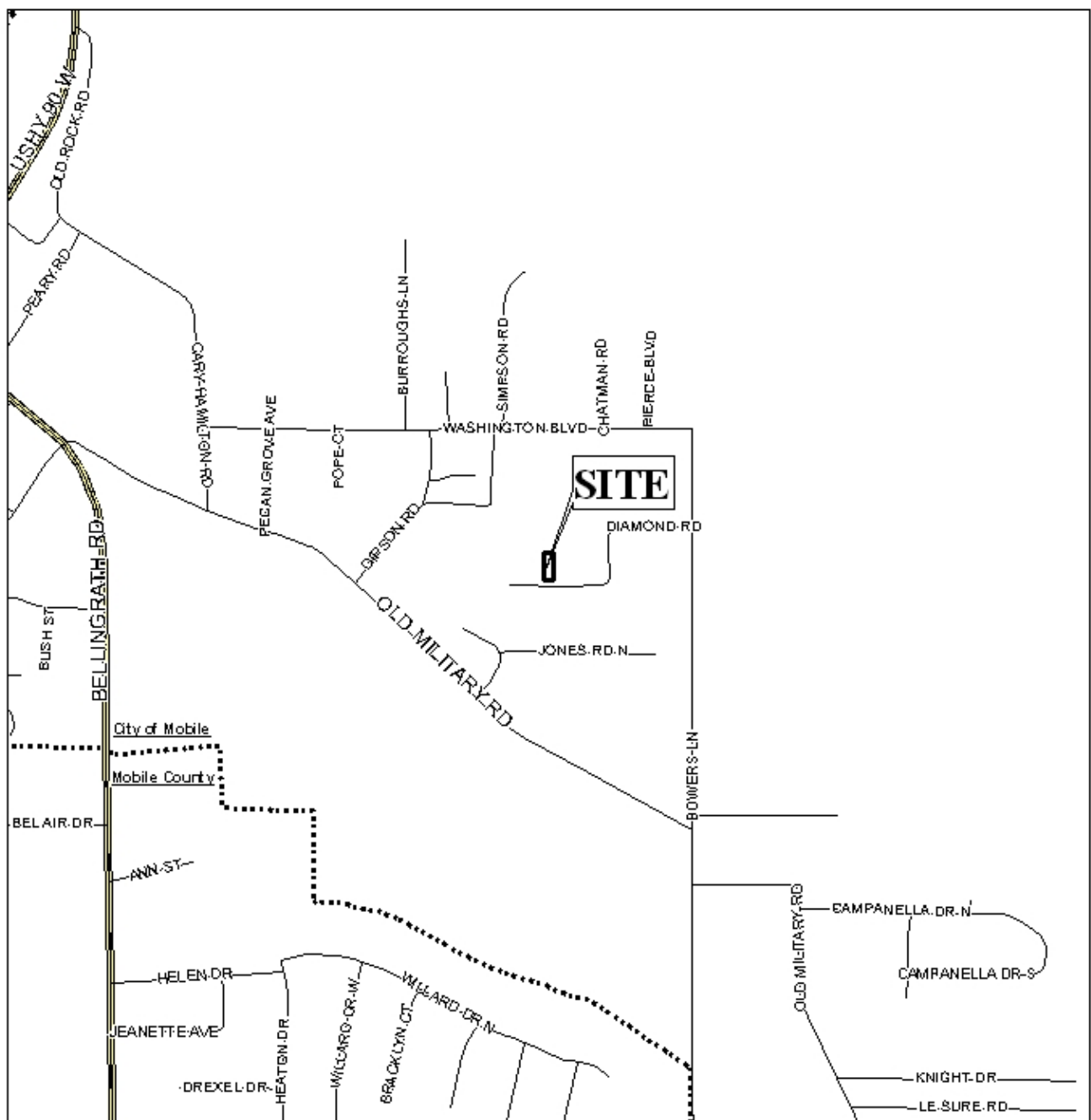
The site fronts Diamond Road, an unimproved and publicly-maintained road with a compliant 60-feet right-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat stating that Lot 1 is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. As on the preliminary plat, the Final Plat should illustrate the 25' minimum building setback line. Also, as on the preliminary plat, the lot should be labeled with its size in acres and square feet, or a table should be furnished on the Final Plat providing 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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, this application is recommended for holdover until the August 5, 2010 meeting, to address the following:

- 1) to be considered in conjunction with the Planning Approval application;
- 2) placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) illustration of the 25' minimum building setback line along Diamond Road;
- 4) labeling of the lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 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: *(Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



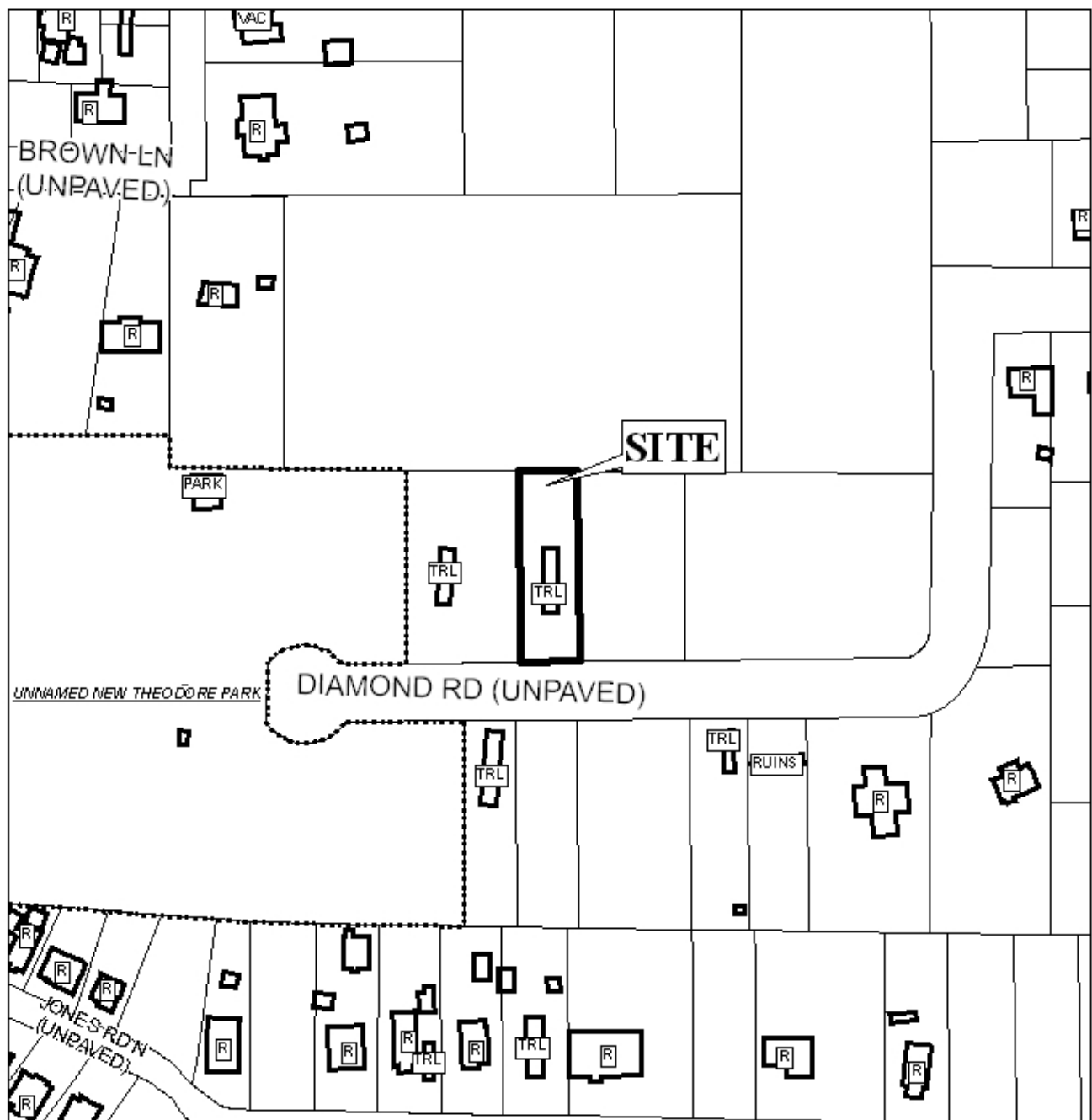
APPLICATION NUMBER 8 DATE July 22, 2010

APPLICANT Carolyn Armstrong Subdivision

REQUEST Subdivision



CAROLYN ARMSTRONG SUBDIVISION



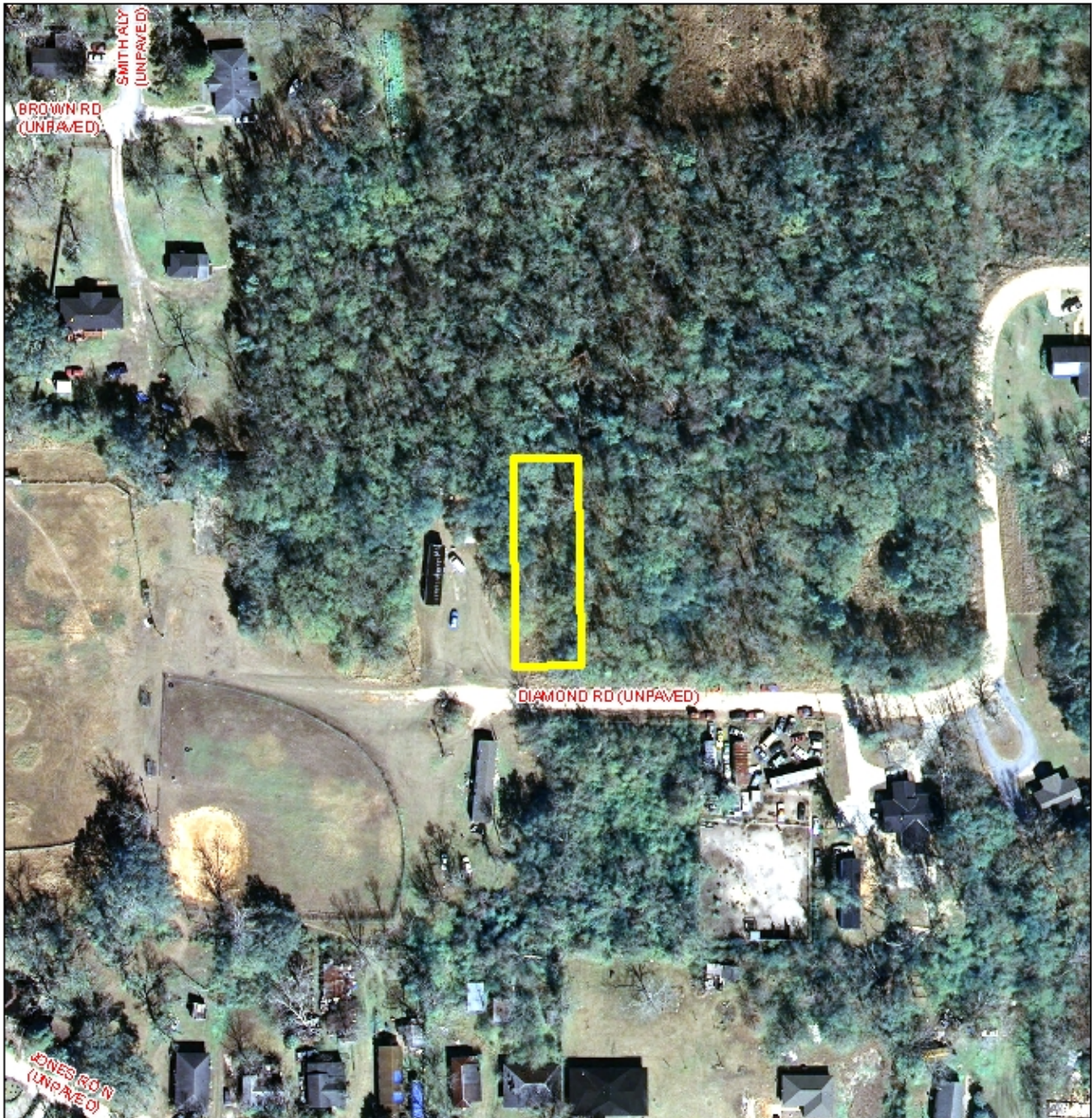
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LEGEND

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
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