

ELLIS-TODD TOMKINS ESTATES SUBDIVISION, **RESUBDIVISION OF LOT 14**

Engineering Comments: Lot is located in the X-Shaded and AE Flood Zone as determined by scaling from FIRM. There is to be no fill placed on this lot without providing compensation. Need to label the minimum FFE on the plat and on any construction plans. 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: 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 2-lot, 1.5± acre subdivision which is located at 4949 Audubon Drive (East side of Audubon Drive, 3/10± mile South of Higgins Road), and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots from one legal lot of record. One of the proposed lots is a “flag” lot.

The site fronts Audubon Drive, a minor street not provided with curb and gutter. Section V.B.14 of the Subdivision Regulations requires a right-of-way width of 60’ for minor streets not provided with curb and gutter. The current right-of-way width along the site is 50’; therefore, dedication would be required to provide 30’ from the centerline of Audubon Drive.

While Audubon Drive is a minor street, access management is still a concern. Proposed Lot 2, a flag-shaped lot, will have approximately 27’ of frontage onto Audubon Drive, while proposed Lot 1 will have approximately 73’ of frontage onto Audubon Drive. Each lot should be limited to one curb-cut, with the size, location and design to be approved by Traffic Engineering, and to conform to AASHTO standards.

As this is a flag lot subdivision, such are generally prohibited by the 2008 revision of Section V.D.1. of the Subdivision Regulations. However, an allowance is provided in locations where varied or irregularly-shaped lot designs are common and the informality of design is consistent

with other lots in the vicinity. In this instance, Audubon Cove Subdivision, approved in 2004 is located across the street with similar flag lots; furthermore, two properties 300' to the South were approved in 1994 and 1996 as two-lot subdivisions containing similar flag lots. Therefore, justification for this subdivision would exist.

As proposed, Lot 2 (the flag lot) exceeds the maximum width to depth ratio; therefore, a waiver of Section V.D.3. of the Subdivision Regulations would be required. The Subdivision Regulations states that the maximum depth of a lot should not exceed 3.5 times the width of the lot. While Section (V.D.3.) is often waived by the Commission, the lots are typically along waterways, or the proposed lots would be characteristic of the surrounding development. In this situation, the subdivision is almost identical to the subdivisions mentioned earlier, and is located along waterfront, as such, making the proposed plat in character with the area.

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

The lot is labeled on the plat with its size in square feet, and should be retained on the Final Plat, or a table should be provided furnishing the same information.

The site appears to be located in the floodplain of Rabbit Creek. 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.

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.

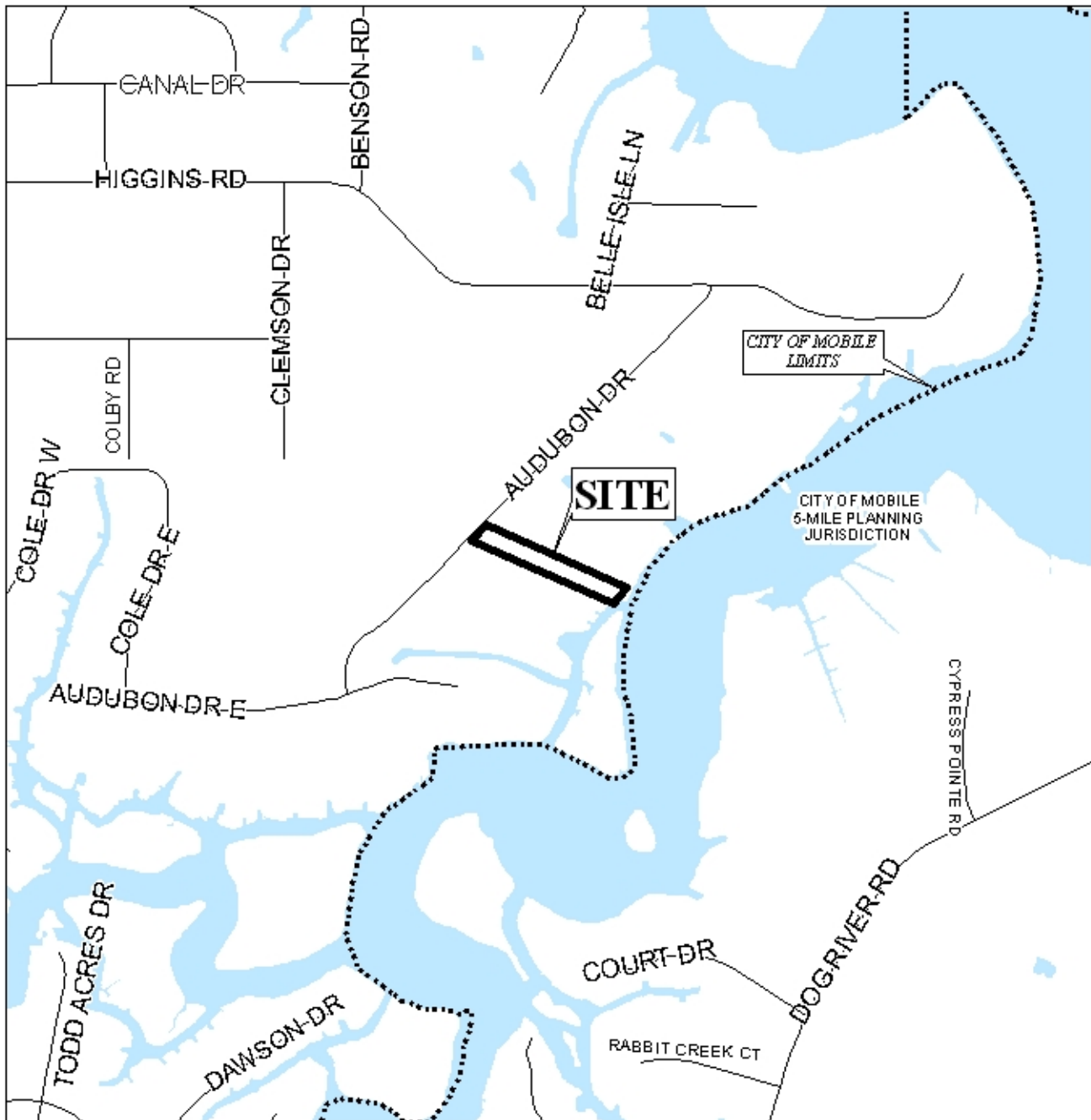
Based upon the preceding, and with a waiver of Section V.D.3 of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication of sufficient right-of-way to provide 30' from the centerline of Audubon Drive;
- 2) revision of the lot size information to reflect dedication;
- 3) placement of a note 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 to conform to AASHTO standards;
- 4) Compliance with Engineering Comments: *Lot is located in the X-Shaded and AE Flood Zone as determined by scaling from FIRM. There is to be no fill placed on this lot without providing compensation. Need to label the minimum FFE on the plat and on any*

construction plans. 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.

- 5) placement of a note on the Final 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;
- 6) placement of a note on the Final 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
- 7) full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 8 DATE March 4, 2010

APPLICANT Ellis -Todd Tomkins Estates Subdivision, Resubdivision of Lot 14

REQUEST Subdivision



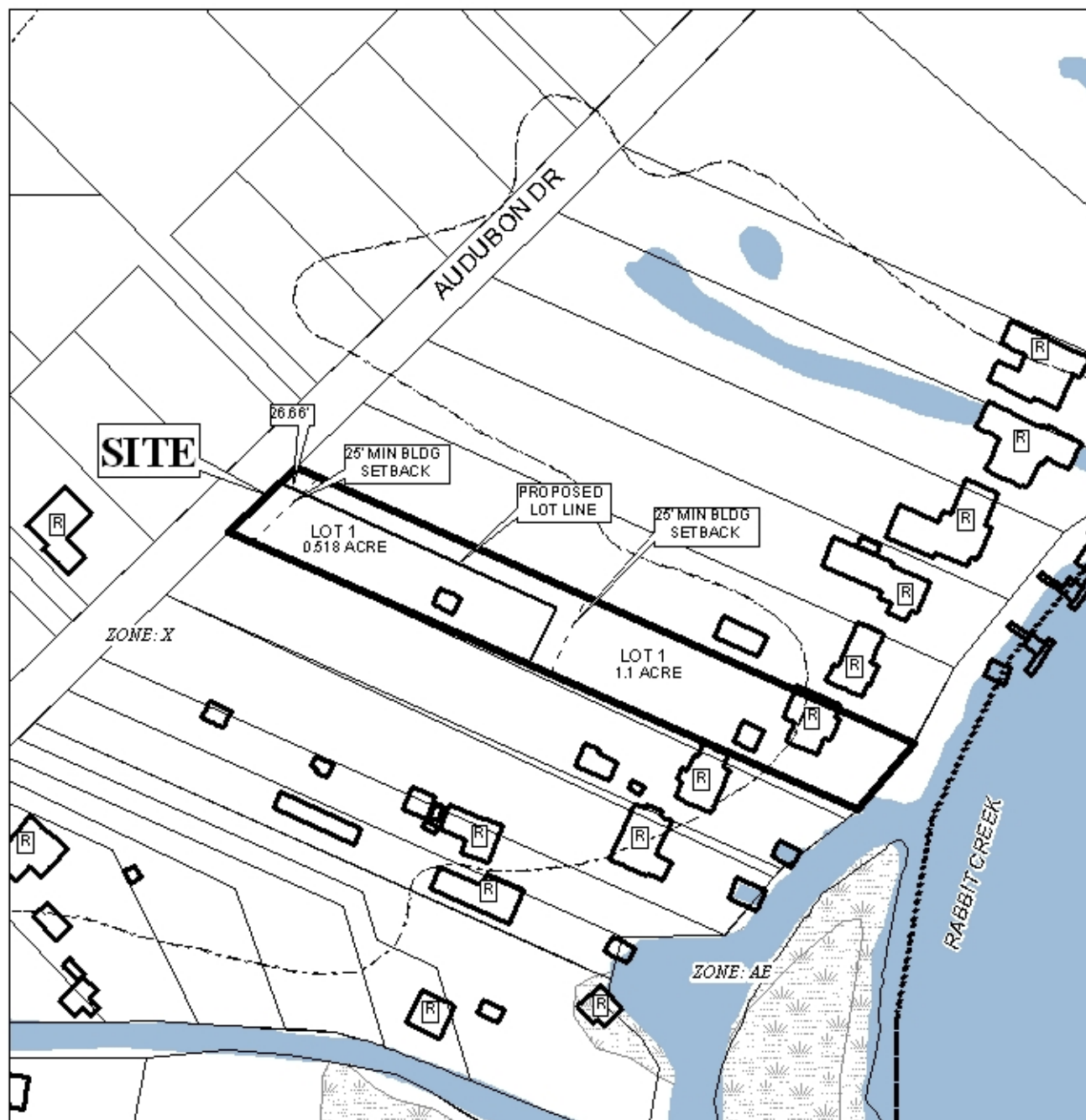
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LEGEND

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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