

K S LOWE SUBDIVISION

Engineering Comments: Need to show limits of the flood zones as scaled from the FEMA FIRM maps dated March 17, 2010. Show Minimum Finished Floor Elevation on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all storm water and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984. 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: 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 2.1± acre, 1 lot subdivision, which is located on the North side of Boykin Boulevard, 750'± East of the North terminus of Del Monte Court, in City Council District 3. The applicant states that the site is served by public water and sanitary sewer services.

The purpose of this application is to create one legal lot of record from one legal lot of record and a metes-and-bounds parcel. The parcel is surrounded by legal lots of record.

The site currently contains two single-family dwellings, one of which the applicant lives in. The other dwelling is damaged and the applicant proposes to discontinue its residential use and convert the structure to a storage building. Since the Zoning Ordinance will allow only one dwelling unit on the site, the conversion of the second dwelling to a non-habitable structure would be required prior to signing the Final Plat. Permits for and inspections of the conversion would also be required.

The site fronts on Boykin Boulevard, a minor street with a compliant right-of-way. There are currently two curb cuts on the site, one for each of the existing dwellings. As a means of access management, and since only one dwelling will be utilized as such, a note should be required on the Final Plat stating that the site 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 plat, the 25' minimum building setback should also be illustrated on the Final Plat. Also, as on the plat, the

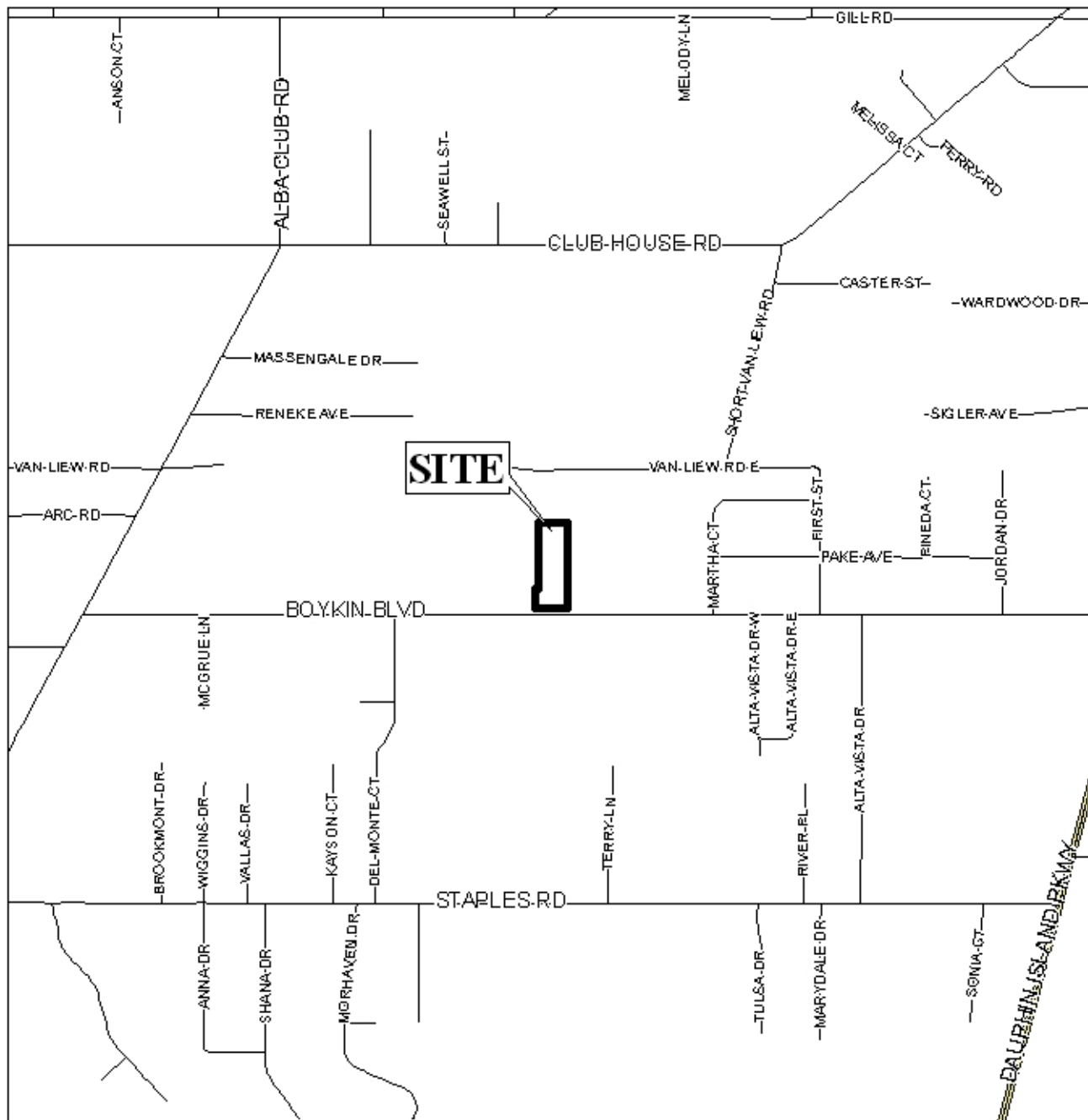
lot should be labeled with its size in acres and square feet, or a table should be furnished providing the same information.

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 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, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) conversion of the existing dwelling on the West portion of the site to a non-habitable structure via the required permits and inspections prior to the signing of the Final Plat;
- 2) placement of a note on the Final Plat stating that the site 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 Boykin Boulevard;
- 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 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; and
- 6) subject to the Engineering Comments: *(Need to show limits of the flood zones as scaled from the FEMA FIRM maps dated March 17, 2010. Show Minimum Finished Floor Elevation on Plat. There is to be no fill placed within the limits of the flood plain without providing compensation. Must comply with all storm water and flood control ordinances. Must provide detention for any increase in impervious area to the site since 1984. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



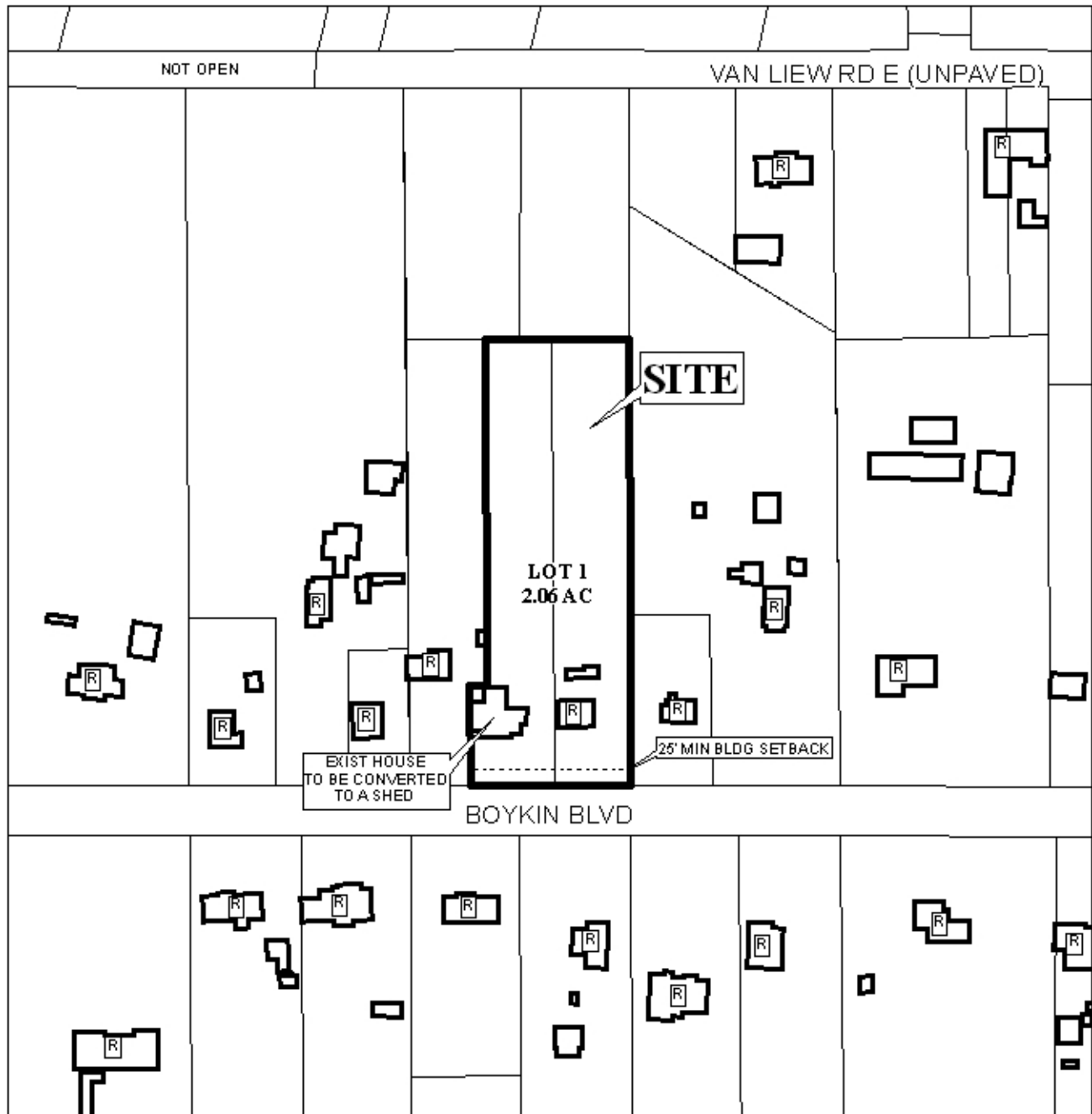
APPLICATION NUMBER 8 DATE April 15, 2010

APPLICANT KS Lowe Subdivision

REQUEST Subdivision



KS LOWE SUBDIVISION



APPLICATION NUMBER 8 DATE April 15, 2010

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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NTS

A north arrow is located to the right of the legend, pointing upwards. The text 'NTS' (Not To Scale) is positioned below the north arrow.

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