

LARTIGUE'S LANDING SUBDIVISION,
RESUBDIVISION OF LOTS 2 & 3

Engineering Comments: Show Minimum FFE on each lot shown on plat. Fill is not allowed without providing compensation or completing a flood study. Work in wetlands must have approval from 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-Rescue Department Comments: No comments submitted.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 2-lot, 4.2± acre subdivision which is located on the South side of Riviere du Chien Road, 250'± East of the Louisville and Nashville Railroad right-of-way, in Council District 4. The subdivision is served by public water and sanitary services.

The purpose of this application is shift the common property line between two existing lots of record.

As originally recorded, Lot 2 of Lartigue's Landing Subdivision does not meet the requirements of Section V.D.3. of the Subdivision Regulations in that its depth is approximately 11.5 times its width at the building setback line. As proposed, its depth would be approximately 7.8 times its width at the building setback line, bringing it much closer to the 3.5 times the width maximum ratio allowed. Also, Lot 3 of Lartigue's Landing Subdivision is a "flag lot" having a long, turning "pole" to allow the required 25' minimum street frontage. The applicant proposes to expand the actual buildable area of existing Lot 3 while foreshortening existing Lot 2, thus removing approximately 280' of the "pole". Therefore, the subdivision would bring both lots closer to compliance with the Subdivision Regulations.

The proposed subdivision has frontage on Riviere du Chien Road with a compliant 60' right-of-way; therefore, no dedication would be required. As on the original plat of Lartigue's Landing Subdivision, a note should be required on the final plat stating that both lots shall share a common curb cut to Riviere du Chien Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A signature block should also be added to the final plat for the City Traffic Engineer to sign. The plat illustrates the 25' minimum building setback line along Riviere du Chien Road for Lot A, and a 50" minimum building setback line for Lot B, as measured from the South line of Lot A, and these should also be illustrated on the final plat.

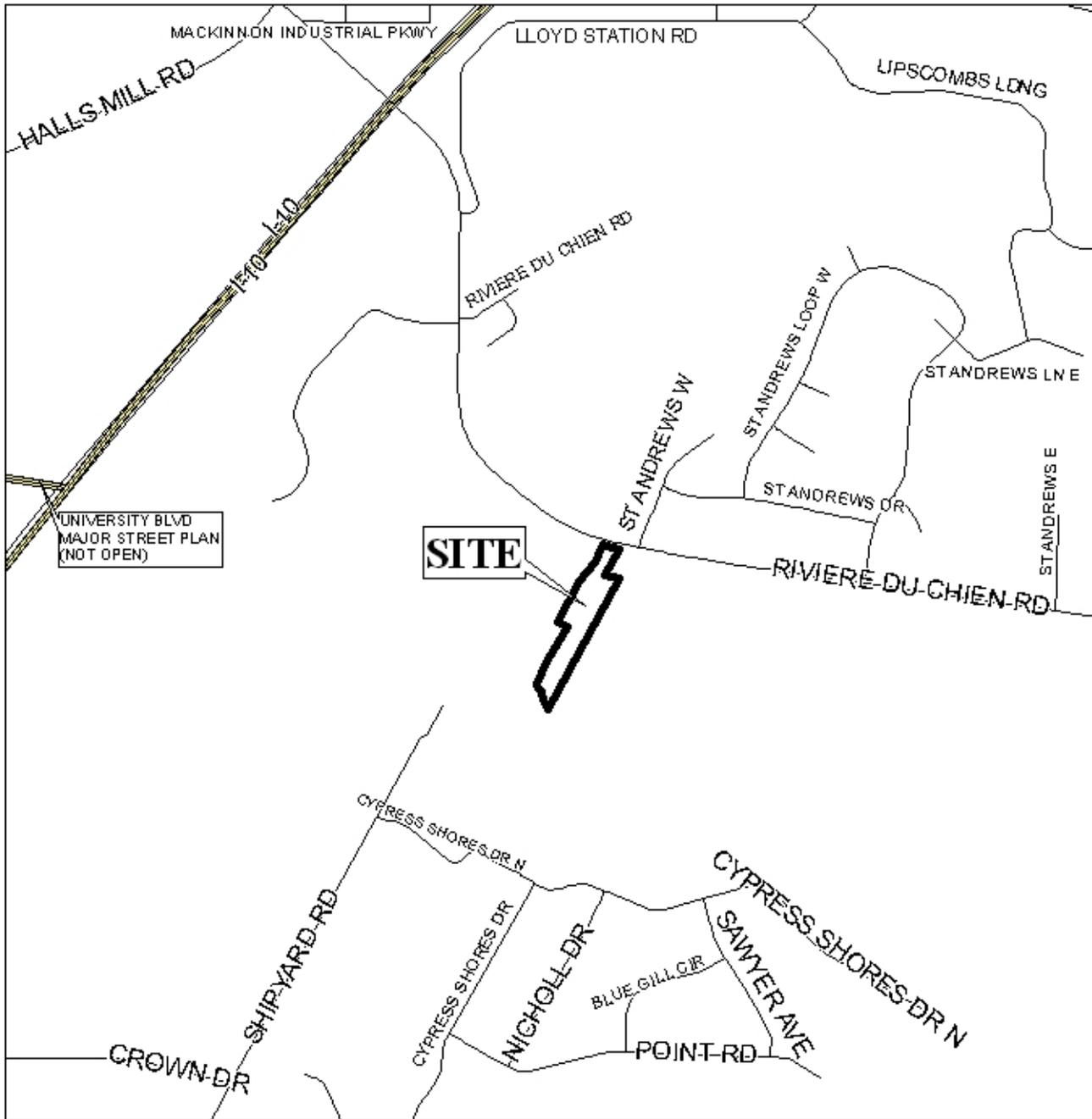
Each lot is labeled on the plat with its size in square feet. The plat should be revised to label each lot with its size in both square feet and acres, or a table should be provided furnishing the same information. As on the original plat, a note should be added to the final plat stating that there shall be no future resubdivision to create additional lots unless a City standard street is to be dedicated and constructed to provide access.

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.

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 both lots shall share a common curb cut to Riviere du Chien Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) addition of a signature block to the final plat for the City Traffic Engineer to sign;
- 3) illustration of the 25' minimum building setback line along Riviere du Chien Road for Lot A, and a 50" minimum building setback line for Lot B, as measured from the South line of Lot A;
- 4) revision of the plat to label each lot with its size in both square feet and acres, or the provision of a table on the plat furnishing the same information;
- 5) placement of a note on the final plat stating that there shall be no future resubdivision to create additional lots unless a City standard street is to be dedicated and constructed to provide access;
- 6) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) subject to the Engineering Comments: *(Show Minimum FFE on each lot shown on plat. Fill is not allowed without providing compensation or completing a flood study. Work in wetlands must have approval from 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



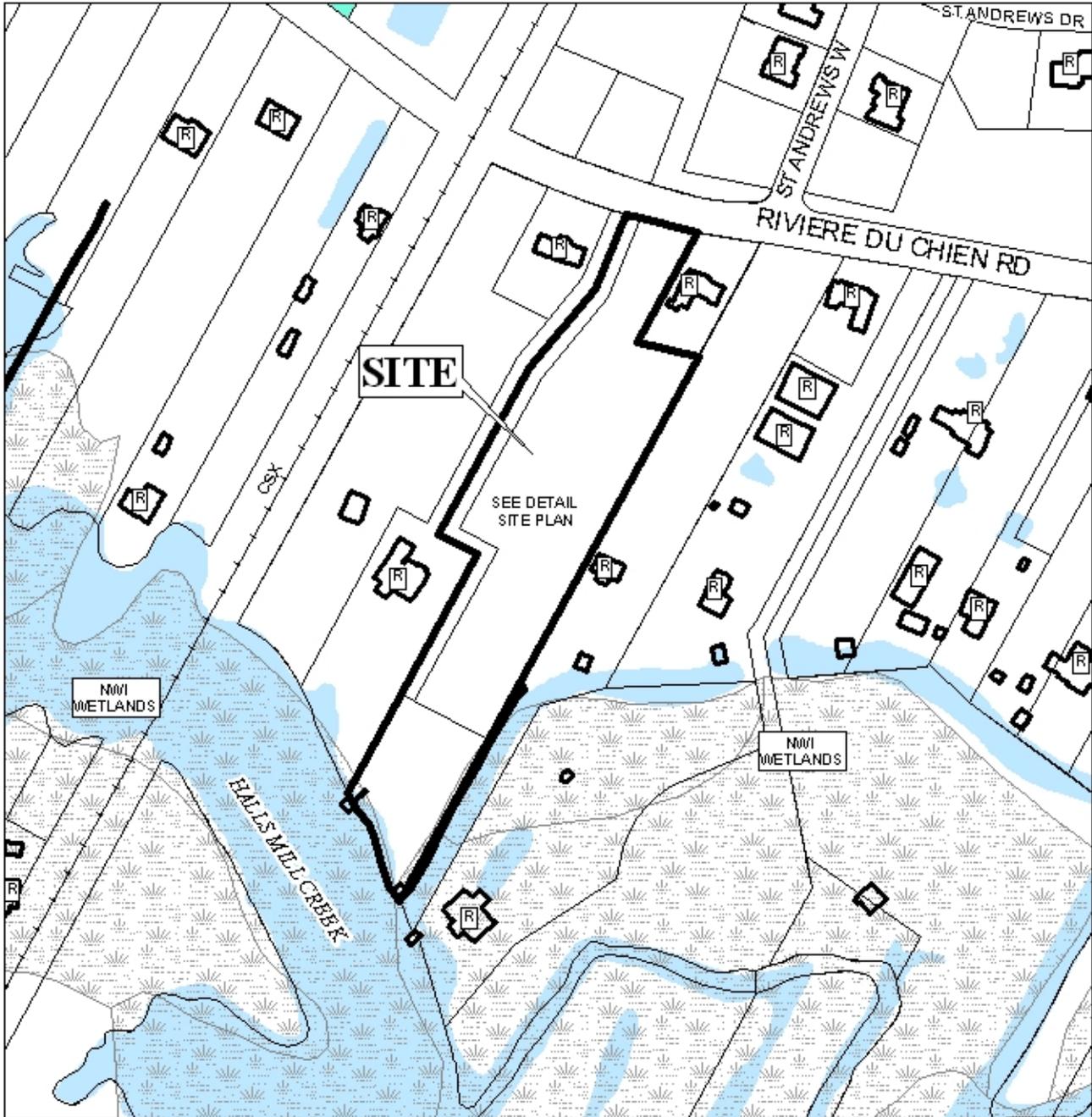
APPLICATION NUMBER 8 DATE June 18, 2009

APPLICANT Lartigue's Landing Subdivision, Resubdivision of Lots 2 & 3

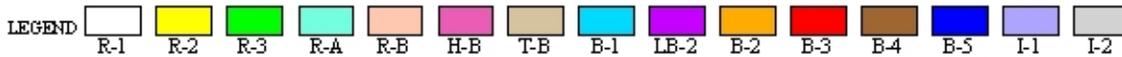
REQUEST Subdivision



LARTIGUE'S LANDING SUBDIVISION, RESUBDIVISION OF LOTS 2 & 3



APPLICATION NUMBER 8 DATE June 18, 2009



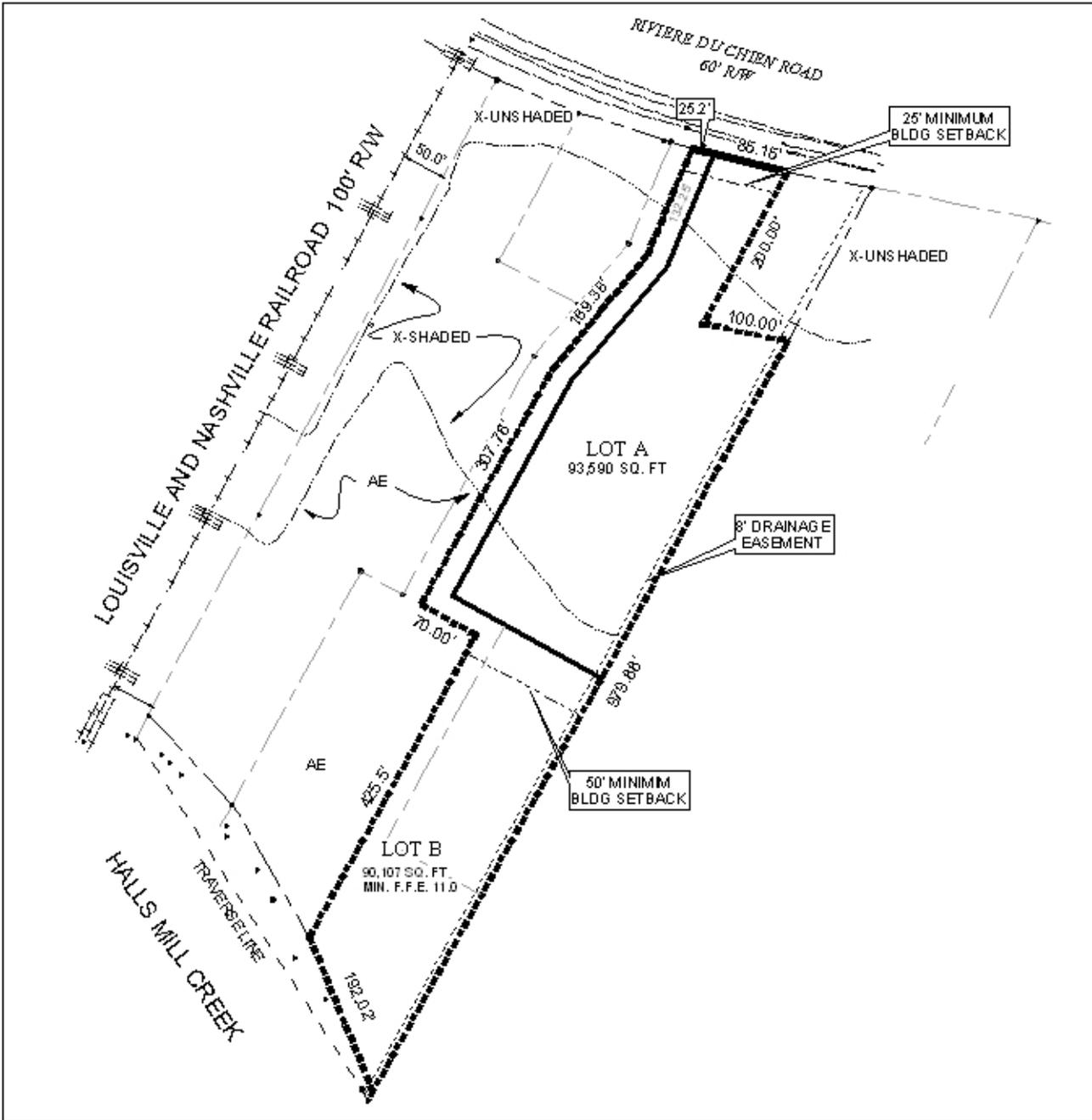
LARTIGUE'S LANDING SUBDIVISION, RESUBDIVISION OF LOTS 2 & 3



APPLICATION NUMBER 8 DATE June 18, 2009



DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE June 18, 2009
 APPLICANT Lartigue's Landing Subdivision, Resubdivision of Lots 2 & 3
 REQUEST Subdivision

