

JACKSON HEIGHTS SUBDIVISION, FIFTH UNIT, **MARTENSTEIN ADDITION TO**

Engineering Comments: Show Minimum Finished Floor Elevation on Plat on each lot. Need to reference the March 17, 2010 FIRM on the 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. 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.

The plat illustrates the proposed 2 lot, 1.2 ± acre subdivision which is located at 426 Ridge Crest Court (South terminus of Ridge Crest Court), and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to modify an interior lot line between two (2) existing legal lots of record. One of the lots was originally approved by the Planning Commission in 1952, the other lot was approved February 18, 2010.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is depicted on the plat, and this information should be retained on the final plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat, however the plat is depicting the line in lots that are not part of this subdivision, including Lot 2 of the Resubdivision of Lots 1 and 2, Resubdivision of Lot 8, Jackson Heights, 5th Unit. This lot is recorded with a minimum building line of 109 feet. As such, the minimum building line should be depicted on the Final Plat, if approved, as being only on the lots that are in this subdivision application, and labeled accordingly.

The site fronts Ridge Crest Court. This street is a minor street depicted with a sufficient right-of-way of 50 feet. As such, no further dedication should be required.

Both of the proposed lots are currently developed. This resubdivision will not cause a zoning violation. The two lots currently have one curb cut each. As such, both lots should be limited to the existing number of curb cuts, one, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

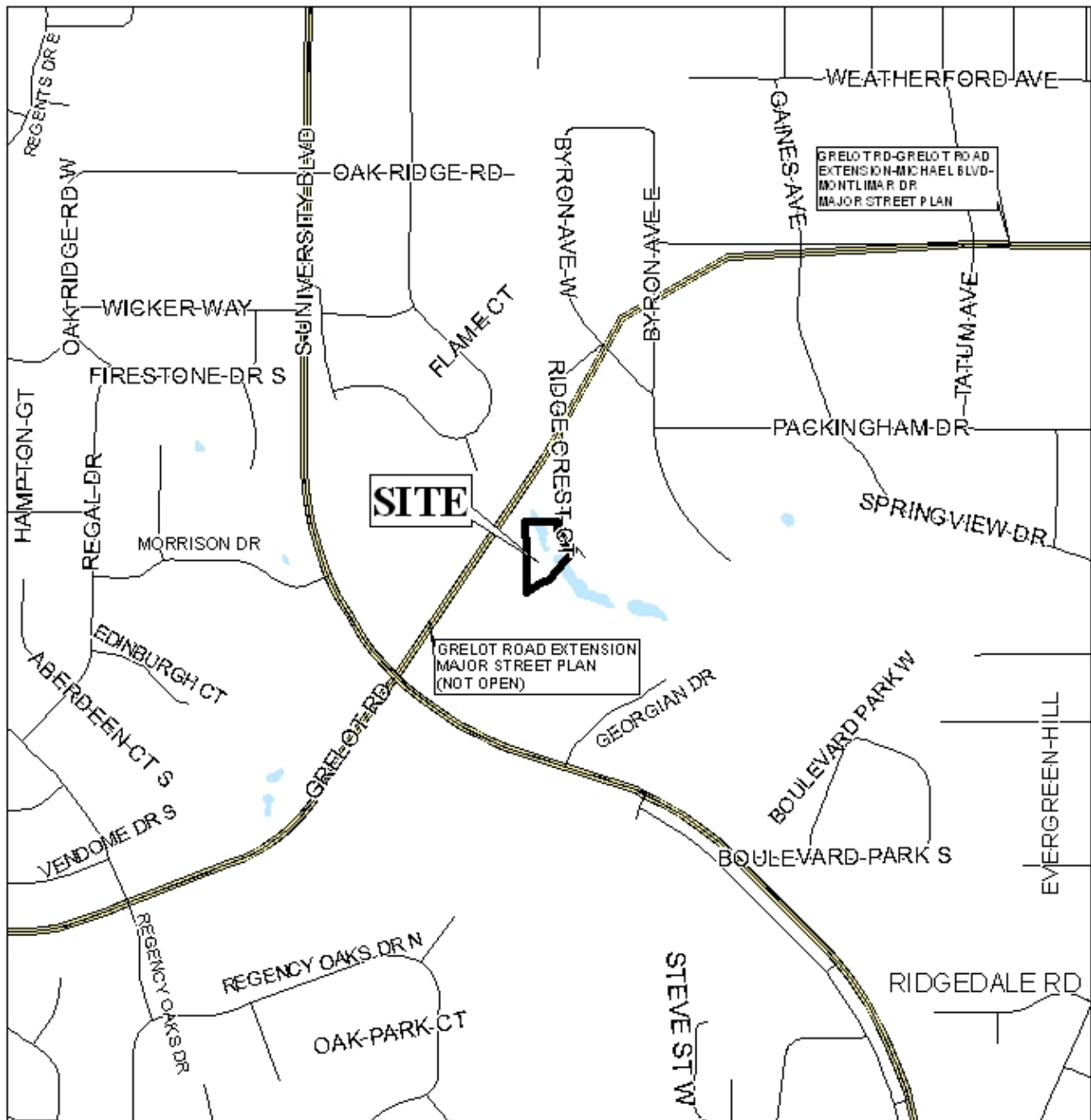
A large portion of both of the lots appears to be located within the flood plain of Bolton Branch Creek. As depicted on FEMA Flood Insurance Rate Maps, the site contains both AE and X zones. The presence of floodplains indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

Finally, 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, the application is recommended for tentative approval, subject to the following conditions:

- 1) modification of the 25-foot minimum building setback line on the Final Plat so that it is only depicted on the lots in this subdivision;
- 2) retention of the lot area size labeling, in square feet, on the Final Plat;
- 3) placement of a note on the Final Plat stating that each lot is limited to one curb each, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) compliance with City Engineering comments: *“Show Minimum Finished Floor Elevation on Plat on each lot. Need to reference the March 17, 2010 FIRM on the 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. 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 the approval of all applicable federal, state and local agencies is required prior to the issuance of any permits or land disturbance activities; and
- 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.

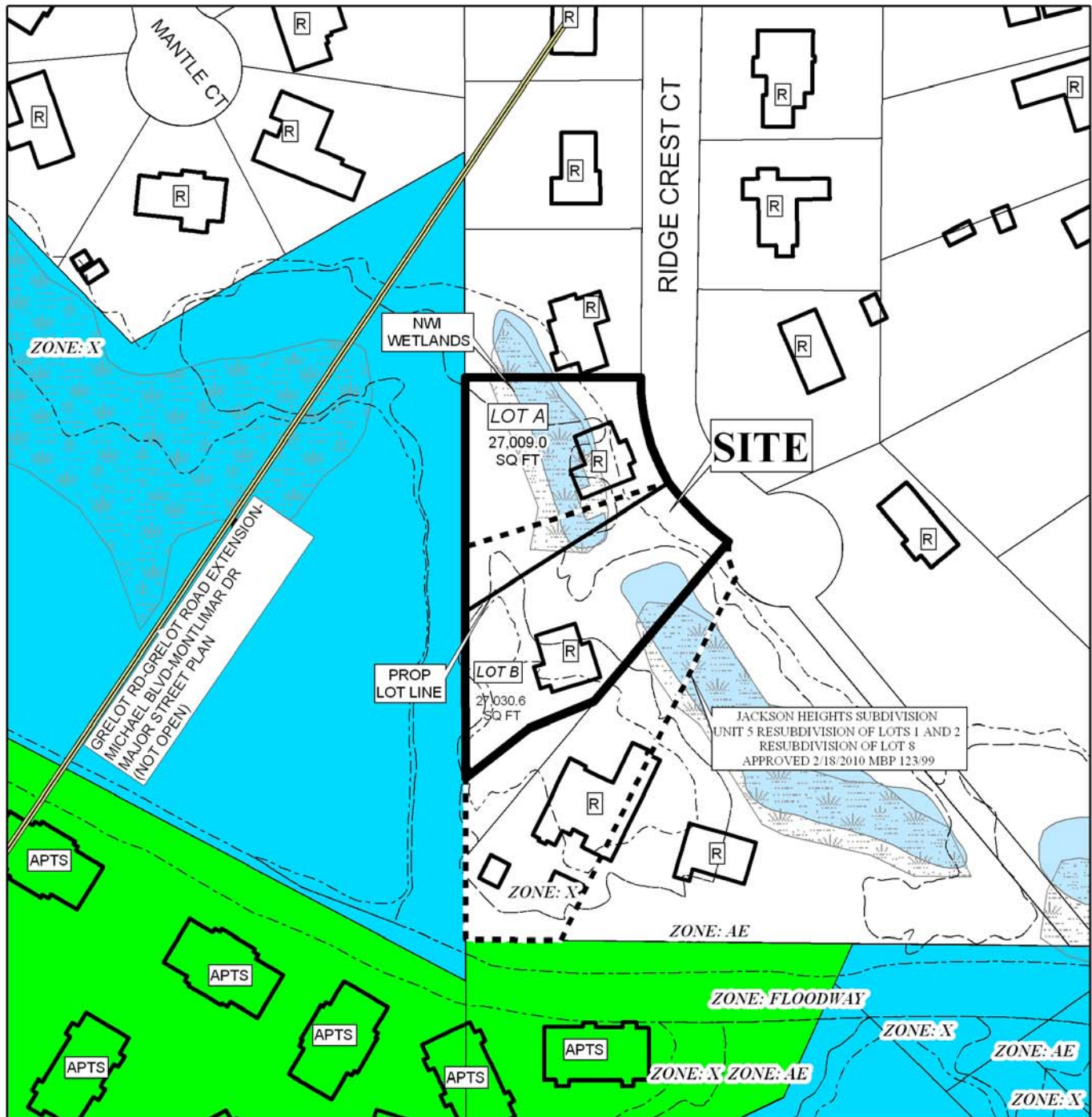
LOCATOR MAP



APPLICATION NUMBER 9 DATE June 3, 2010
 Jackson Heights Subdivision, Martenstein
 APPLICANT Addition to, Fifth Addition
 REQUEST Subdivision



JACKSON HEIGHTS SUBDIVISION, MARTENSTEIN ADDITION TO, FIFTH ADDITION



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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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