

## **JOEL O. SWANSON COWBOY SUBDIVISION**

Engineering Comments: Show Minimum FFE on plans and plat for all lots located within the X-Shaded and AE Flood Zones. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit. Need to verify that there is sufficient capacity for the receiving drainage system to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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. Shall comply with 508.5.1 of the 2003 IFC.

The plat illustrates the proposed 0.3 acre  $\pm$ , 1-lot subdivision which is located on the North side of Pillans Street, 85'  $\pm$  West of South Conception Street, and is in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

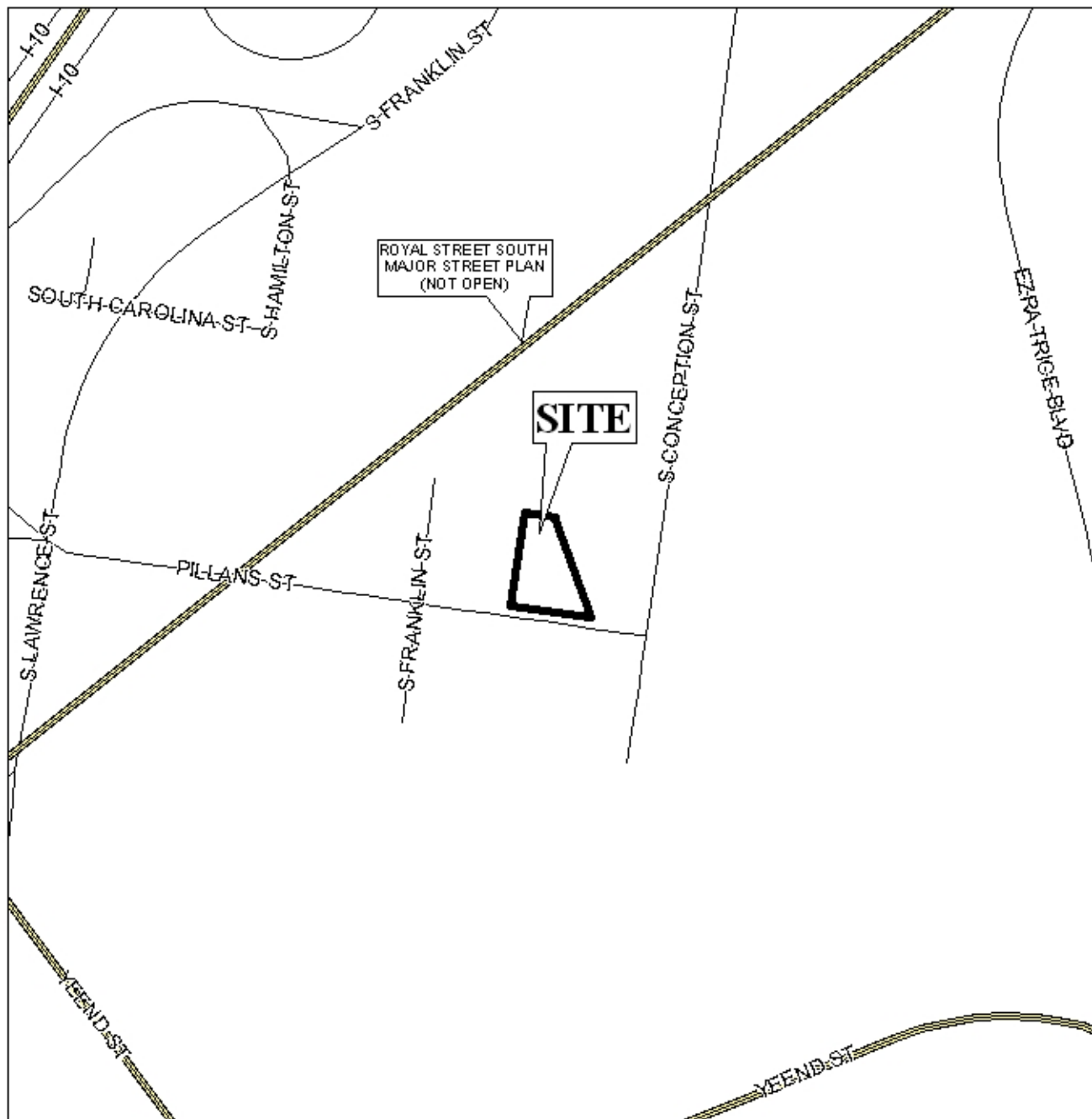
The purpose of this application is to create a legal lot of record from two metes and bounds parcels. One parcel owned by a local mystic society currently has an existing warehouse used as a meeting place and float barn. The other parcel is owned by the City of Mobile; however, the preliminary plat does not include the entire parcel. Therefore, the entire parcel should be included in the subdivision.

The site fronts onto Pillans Street, a minor street with adequate right-of-way. Due to the proposed increase in overall road frontage for the proposed lot, the lot should be limited to one curb-cut with the size, design and any re-location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards.

Based on the preceding the Subdivision request is recommended for recommended Holdover until the July 24<sup>th</sup> meeting, information to be submitted no later than July 10<sup>th</sup>, so that the following items can be addressed:

- 1) depiction of the existing structures, if they are to remain, and the labeling or note of the side and rear yard setbacks to ensure that it is a minimum of 0-feet or 5-feet from the property lines;
- 2) the placement of a note on the final plat stating that the development is limited to one curb-cut, with the size, design and location to be approved by Traffic Engineering, and to conform with AASHTO standards;
- 3) the labeling of the lot with its size in square feet;
- 4) completion of the subdivision process prior to applying for permits for new construction;
- 5) the inclusion of the entire parcel in the subdivision; and
- 6) the depiction of the minimum building front setbacks on the Final Plat.

## LOCATOR MAP



APPLICATION NUMBER 10 DATE June 19, 2008

APPLICANT Joel O. Swanson Cowboy Subdivision

REQUEST Subdivision



# JOEL O. SWANSON COWBOY SUBDIVISION



APPLICATION NUMBER 10 DATE June 19, 2008

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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