

SHELTON'S COVE SUBDIVISION

Engineering Comments: Provide all required information for a Final Plat review.

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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments: tbd

The plat illustrates the proposed 2-lot, 6.2± acre subdivision, which is located at 2465 Venetia Road (At the end of a private road, 950'± South of the East terminus of Venice Court), and located within Council District 4. The applicant states the site is served by city water and sewer services.

The purpose of this application is to resubdivide two legal lots of record into two legal lots of record via an internal property line relocation.

The two lots were created when Beside the River Place Subdivision was approved as a two-lot subdivision by the Planning Commission in September, 1990 and was recorded in Probate Court in November, 1990. The site is served by a private drive located at the end of Venetia Road with a non-exclusive reciprocal easement for ingress and egress which provides access to eight other properties. The easement crosses property under separate ownership from the applicant; however, since the site was originally approved and recorded as two lots, this application would not create an additional lot which would require approval of the users of the easement. As such, waiver of Section VIII.E. of the Subdivision Regulations would be in order. The site, however, should be denied any future re-subdivision to create additional lots.

Each lot meets the minimum requirements of the Subdivision Regulations. However, the plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the final plat providing the same information. As on the preliminary plat, the 25' minimum building setback line should be illustrated on the final plat as measured from the easement frontage on both lots, where the lots exceed 60-feet in width.

The proposed lots will exceed the depth to width ratio recommended by Section V.D.3. of the Subdivision Regulations. However, it should also be pointed out that lots exceeding the recommended depth to width ratio are common along Dog River, thus a waiver of Section V.D.3. may be appropriate.

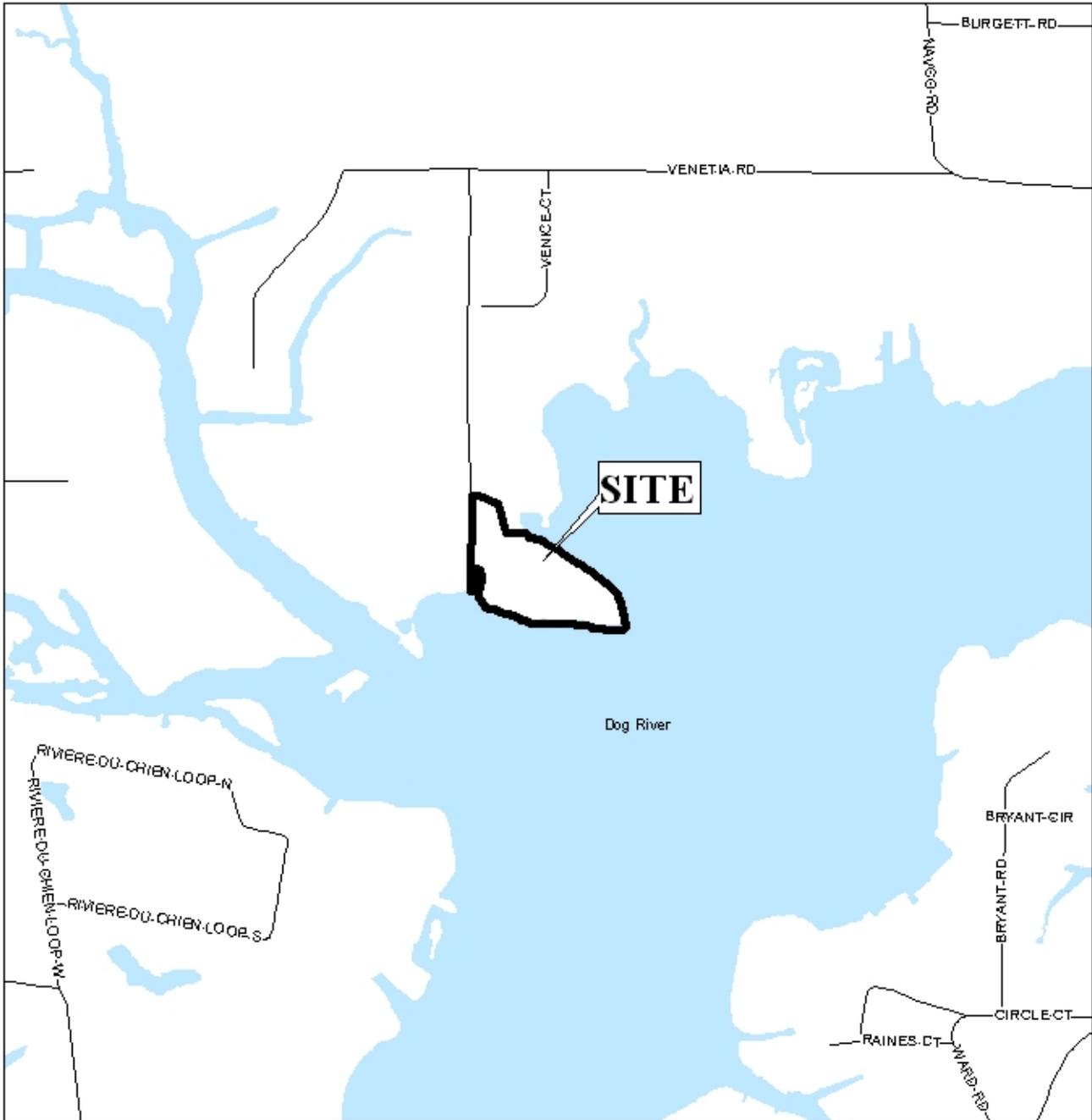
It should be noted that access to the site and the site itself is located within the X-shaded and AE flood zones as shown on FEMA Flood Insurance Rate Maps. The presence of wetlands and floodplains would indicate that the area may be environmentally sensitive; therefore, if approved, the approval of all applicable federal, state and local environmental 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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With a waiver of Section V.D.3. and Section VIII.E., 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 no future subdivision to create additional lots will be allowed unless adequate street frontage is provided for all lots;
- 2) labeling of each lot with its size in acres and square feet, or the furnishing of a table on the final plat providing the same information;
- 3) illustration of the 25' minimum building setback line on each lot as measured from the easement frontage, where the lots exceed 60-feet in width;
- 4) subject to the Engineering Comments: *(Provide all required information for a Final Plat review.);*
- 5) subject to the Fire Department Comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 6) placement of a note on the final plat stating that if NWI wetlands are present on the site, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities; and
- 7) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



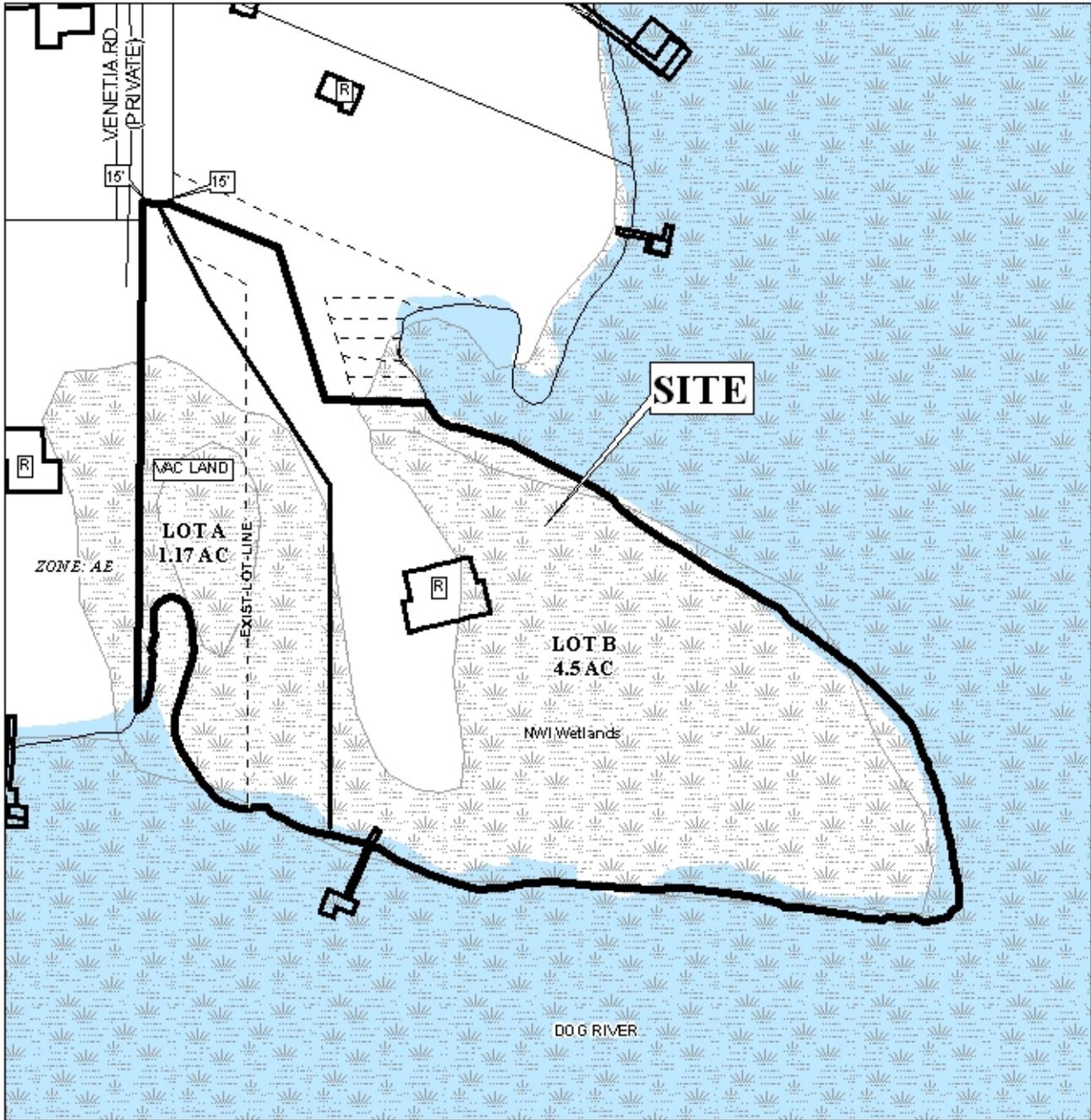
APPLICATION NUMBER 10 DATE July 5, 2012

APPLICANT Shelton's Cove Subdivision

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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