

RIVER FOREST ESTATES, **RESUBDIVISION OF LOT 6 SUBDIVISION**

Engineering Comments: Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. A 4' wide sidewalk shall be installed along River Forest Drive. Must comply with all storm water and flood control ordinances of the City of Mobile

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.

MAWSS Comments: No comments.

The plat illustrates the proposed 1.9± acre, 1-lot subdivision which is located on the North side of River Forest Road, ¾± mile East of Alba Club Road, 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 reduce the front and rear building setbacks on a legal lot of record. The lot was originally recorded as part of the River Forest Estates subdivision that was approved at the Planning Commission's March 18, 1993 meeting.

The subject lot is not labeled on the preliminary plat, and should be labeled as Lot 1 so that it may be easily identified as part of this new subdivision.

The lot size is not labeled in square feet or acres on the preliminary plat, however the lot exceeds the minimum lot size requirement as required by Section V.D.2. of the Subdivision Regulations. The lot size should be labeled in square feet and acres on the Final Plat, if approved.

The site fronts River Forest Road, a minor street. On the previously recorded River Forest Estates subdivision, River Forest Road is depicted as having a right-of-way of 80', with an additional 10' strip depicted as being dedicated to the City of Mobile, resulting in a right-of-way that is 50' from the centerline. If approved, the current subdivision plat should be revised to accurately depict the right-of-way as 50' from the centerline. It should be noted that despite the right-of-way being illustrated incorrectly, the lot size is depicted with the same dimensions as the previously recorded plat.

The proposed change in the location of the setback from the recorded 175' to 125' exceeds the 25' minimum setback requirement of Section V.D.9. of the Subdivision Regulations.

The preliminary plat illustrates a rear building setback of 130', where the previously recorded plat illustrates a 150' rear setback. If approved, the Final Plat should illustrate the 130' rear yard setback as on the preliminary plat, or revised to illustrate the existing 150' setback.

It should be noted that the proposed Lot 1 does not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. As proposed, Lot 1 will be 110' wide at the setback line and 792.96' deep, resulting in a lot that is approximately 407' deeper than would normally be allowed. However, the previous approval of the lot by the Planning Commission would make a waiver of Section V.D.3. of the Subdivision Regulations appropriate.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot 1 is limited to one curb cut to River Forest Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The northern portion of the site contains a canal from Perch Creek. The site, additionally, appears to be partially located in the "100-year" frequency flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of a floodplain 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.

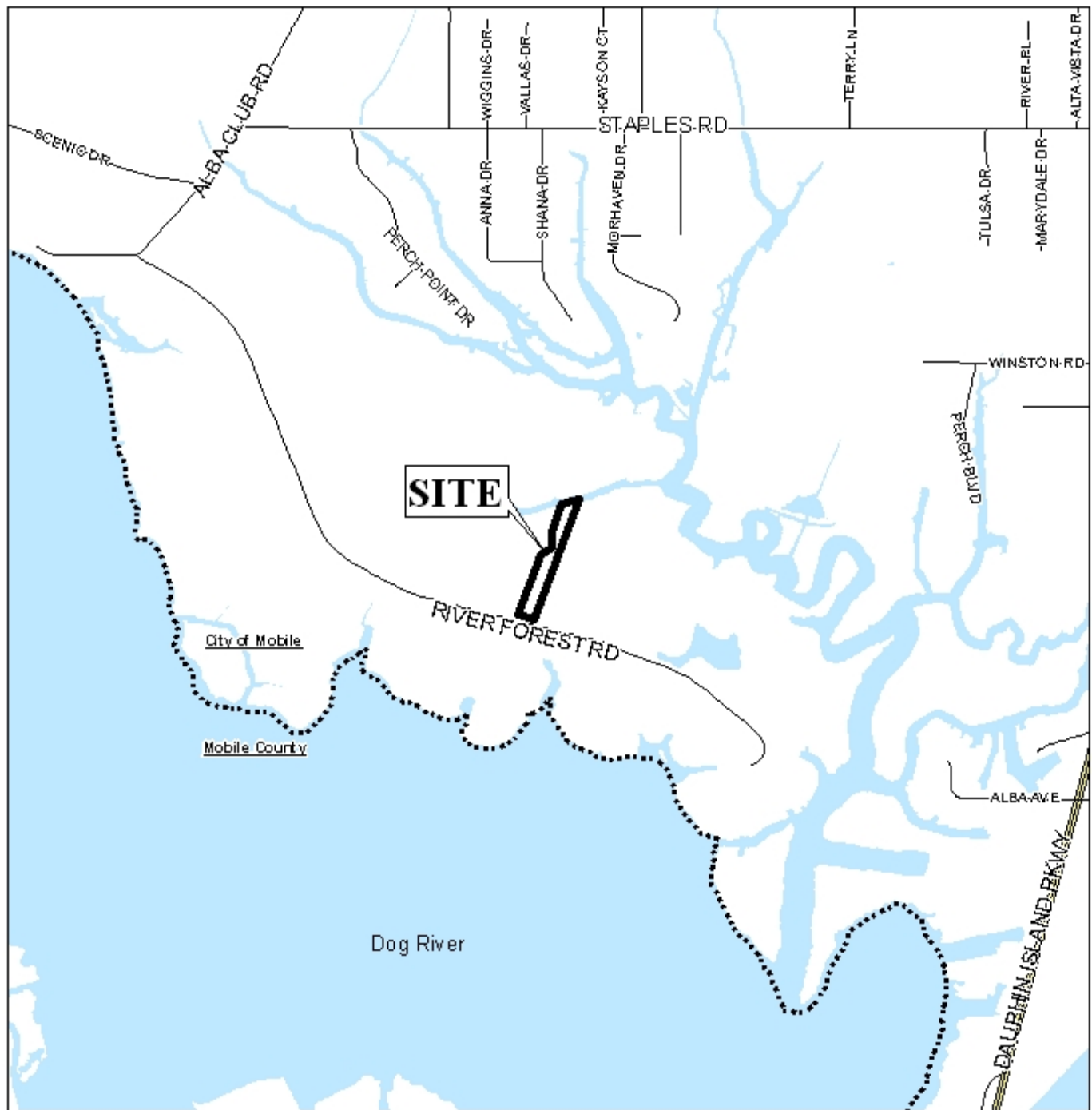
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for tentative approval, with a waiver of Section V.D.3. of the Subdivision Regulations, subject to the following conditions:

- 1) label the subject lot as "Lot 1";
- 2) revision of the right-of-way along River Forest Drive to correctly illustrate a right-of-way of 50' from the centerline;
- 3) depiction of the 125' minimum building setback line along River Forest Drive;
- 4) retention of the 130' rear building setback as illustrated on the preliminary plat or revision to illustrate the existing 150' rear setback;
- 5) the labeling of the lot size in square feet and acres, or placement of a table on the plat with the same information;
- 6) compliance with Engineering comments (*Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. A 4' wide sidewalk shall be installed along River Forest Drive. Must comply with all storm water and flood control ordinances of the City of Mobile.*);

- 7) compliance with 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.*);
- 8) placement of a note on the Final Plat limiting Lot 1 to one curb cut to River Forest Drive, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities; and
- 10) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

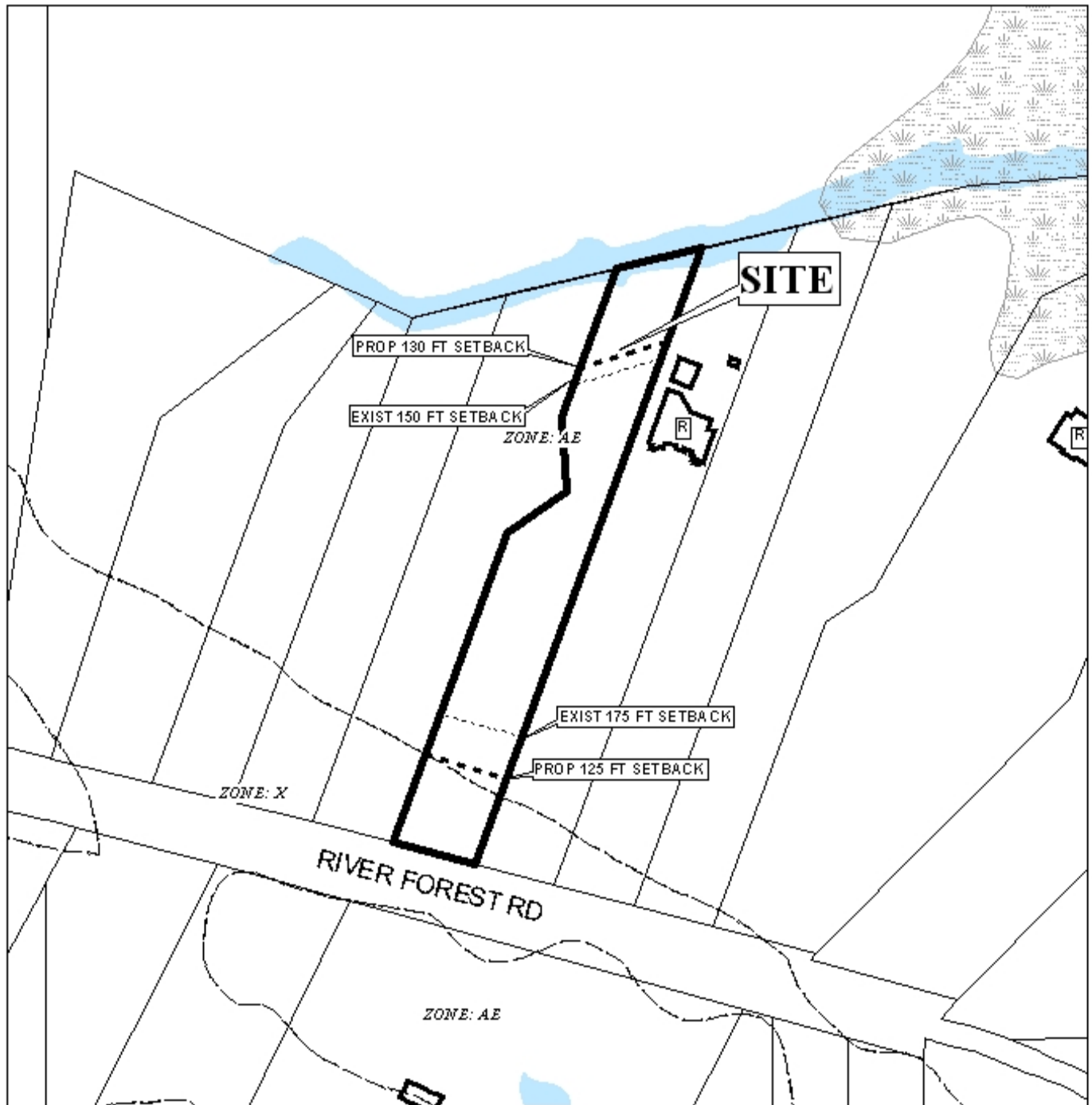
LOCATOR MAP



APPLICATION NUMBER 12 DATE February 16, 2012
APPLICANT River Forest Estates Subdivision, Resubdivision of Lot 6
REQUEST Subdivision

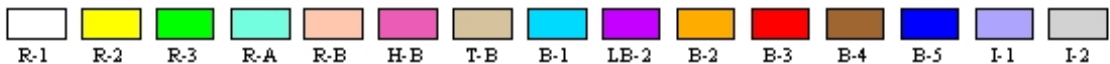


RIVER FOREST ESTATES SUBDIVISION, RESUBDIVISION OF LOT 6



APPLICATION NUMBER 12 DATE February 16, 2012

LEGEND



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