

DUBROCA TRACT SUBDIVISION, BLOCK 5, **RESUBDIVISION OF LOTS 19 & 20**

Engineering Comments: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
2. Provide a signature block and signature from the Traffic Engineering Department.
3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

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.

The plat illustrates the proposed 0.31± acre, 1-lot subdivision which is located on the West side of Mohawk Street, 140'± South of Old Government Street. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of the application is to create a legal lot of record from two existing legal lots of record. The lot size is labeled, and the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. If approved, the lot size should be retained in square feet and acres on the Final Plat, as on the preliminary plat.

The site has frontage onto Mohawk Street a minor street with a compliant right-of-way of 50 feet, therefore no dedication will be required. If approved, a note should be placed on the Final Plat that the site is limited to one existing curb-cut onto Mohawk Street with the size, design, and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled along street frontage on the preliminary plat. If approved this should be retained on the final plat.

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) illustration of the 25' minimum building setback line along frontage;
- 2) labeling of the lot size in square feet and acres;
- 3) Compliance with Engineering comments: 1) Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).
- 4) placement of a note on the Final Plat stating that the site is limited to 1 curb-cut with the size, location and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) 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 13 DATE February 7, 2013
APPLICANT Dubroca Tract, Block 5, Resubdivision of Lots 19 & 20
REQUEST Subdivision



DUBROCA TRACT, BLOCK 5, RESUBDIVISION OF LOTS 19 & 20



APPLICATION NUMBER 13 DATE February 7, 2013

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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