

AMY BYRD HOMESTEAD SUBDIVISION

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

- a. Add a note to the Plat stating that a Land Disturbance permit is required for any land disturbing activity in accordance with the latest edition of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
- b. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a Land Disturbance permit.
- c. Show and label all flood zones.
- d. Show and label the MFFE (Minimum Finished Floor Elevation).
- e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- f. Add a note that a sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

Traffic Engineering Comments: Site is limited to one curb-cut, with 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.

MAWS Comments: No comments received.

The preliminary plat illustrates the proposed 1-lot, 0.27 \pm acre subdivision which is located at the north terminus of Alston Court, and is in Council District 3. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 1 legal lot of record from one legal lot and 1 metes-and-bounds parcel which was recently created from parcel R023206400002063. It should be noted, however, that the applicant has not included the remainder of parcel R023206400002063. in this request; as such, this application should be Heldover to include the remainder of the parent parcel.

In accordance with the Subdivision Regulations, the proposed lot is compliant with the minimum size requirements. The 25-foot minimum building setback line and lot size in square feet are illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

It should be pointed out that the site contains 2 drainage and utility easements. The first is 7.5' and runs along the site's entire western boundary and second is 15' and runs along the entire northern boundary of the original lot. The applicant has also submitted a site plan which

illustrates a portion of a proposed addition within the 15' drainage and utility easement in the site's rear; however, the applicant has stated that the 15' easement is to be vacated and has initiated the vacation process. It is important to note that no permanent structure is allowed in any easement and a note reflecting this requirement should appear on the Final Plat, if approved. Also, the approval or issuance of any permits or land disturbance activities associated with the proposed addition should be contingent upon the completion of the vacation process. This note should also appear on the Final Plat, if approved.

The site fronts Alston Court, a minor street with curb and gutter and a compliant 50' right-of-way; as a result, no dedication will be required at this time. As a means of access management, the proposed lot should be limited to the existing curb-cut along Alston Court, with any changes to the size, design or location to be approved by Traffic Engineering and conform to AASHTO standards.

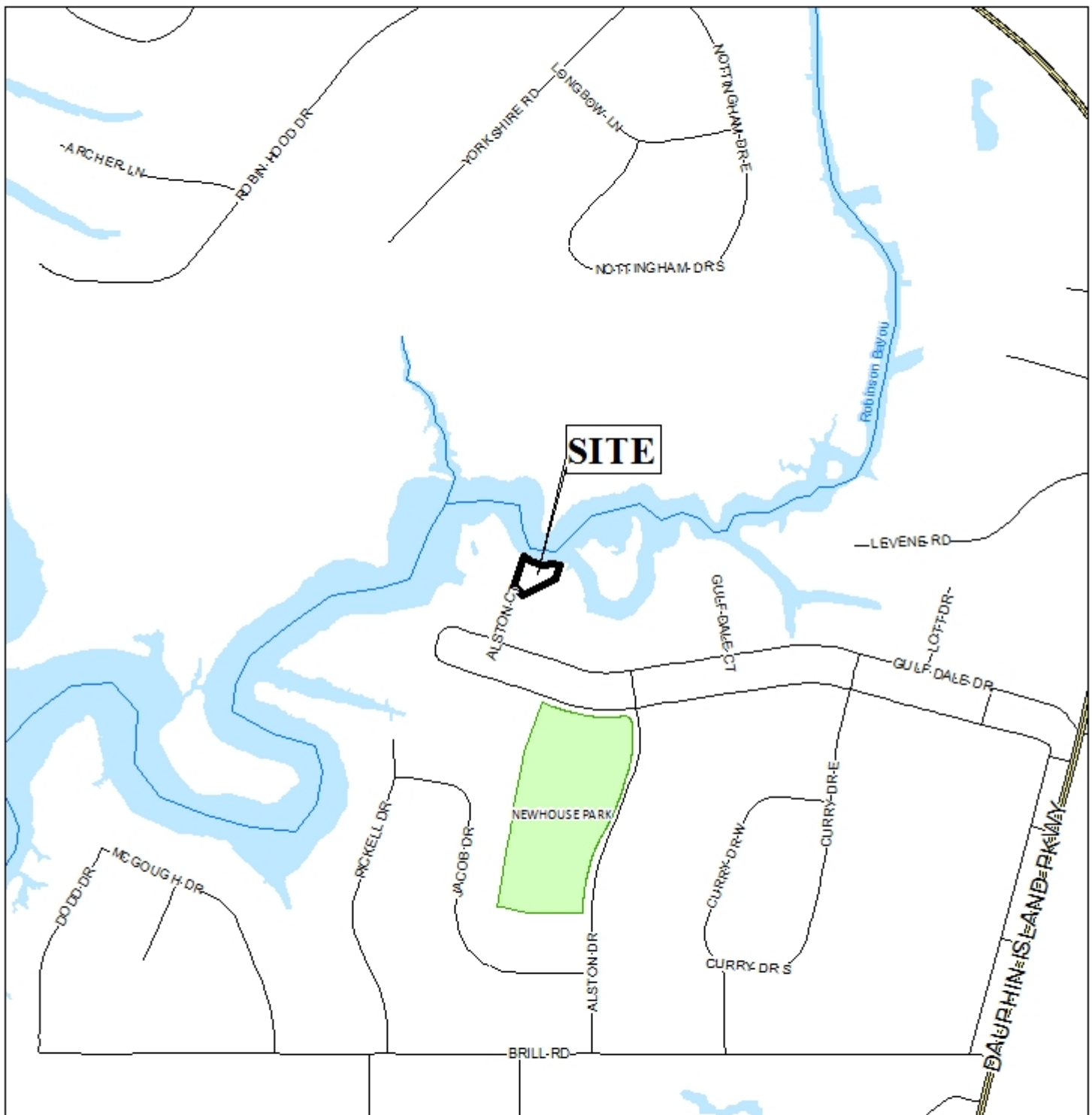
GIS data indicates the presence of wetlands on a portion of the site and the entire site appears to be within the AE and X-Shaded flood zones associated with Dog River. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for wetland and floodplain issues may be required prior to development.

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.

The application is recommended for Holdover until the December 19, 2013 meeting with revisions due by December 12, 2013 to address the following:

- 1) The inclusion of the remainder of parcel R023206400002063., as well as additional lot fees, notification fees, and labels for the expanded subdivision area.

LOCATOR MAP



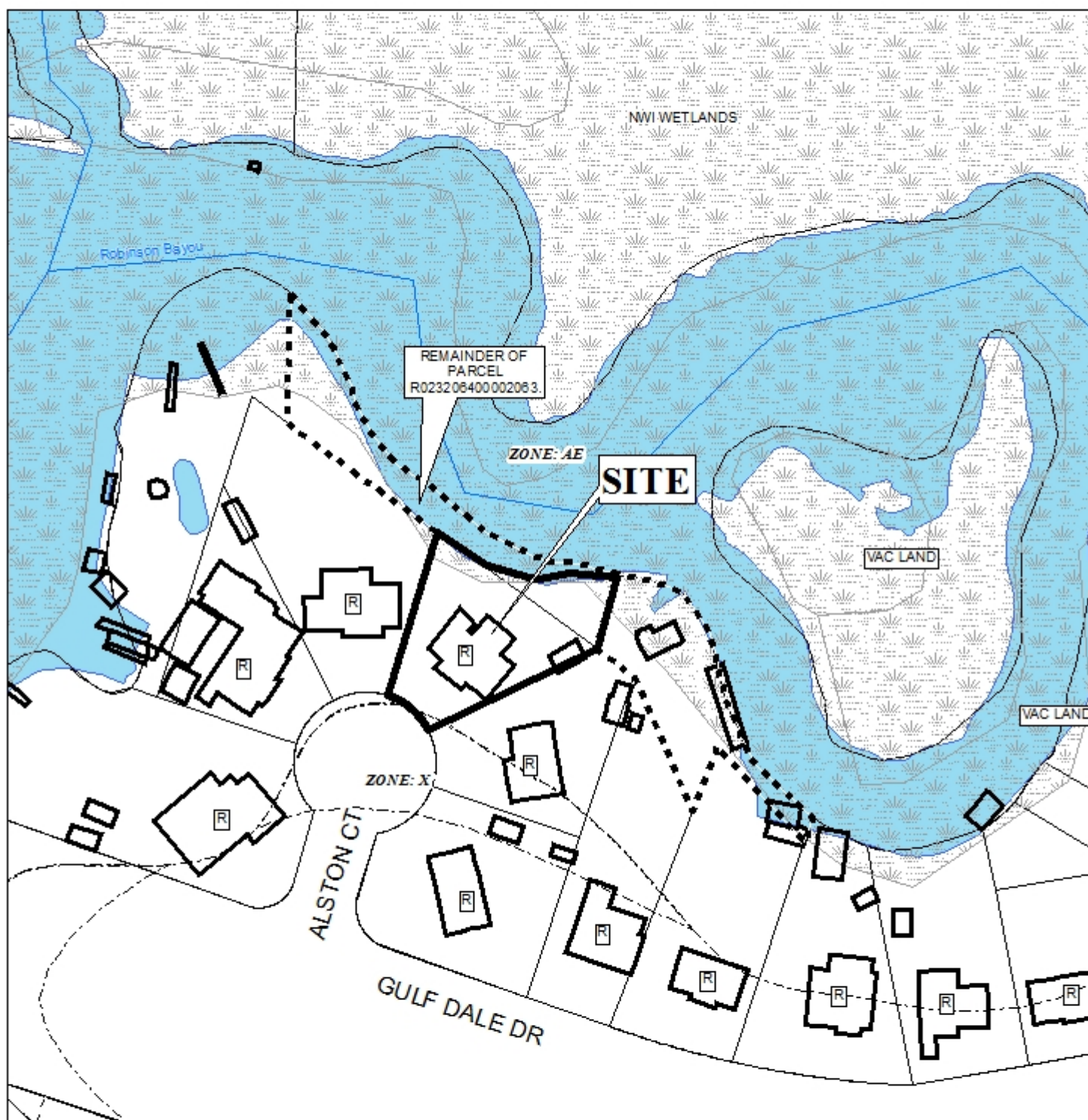
APPLICATION NUMBER 14 DATE December 5, 2013

APPLICANT Amy Byrd Homestead Subdivision

REQUEST Subdivision



AMY BYRD HOMESTEAD SUBDIVISION



APPLICATION NUMBER 14 DATE December 5, 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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