

MOBILE TERRACE SUBDIVISION, BLOCK 27,
RESUBDIVISION OF LOTS 13 & 14

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 1-lot, 0.1± acre subdivision which is located at 7720 Thirteenth Street (North side of Thirteenth Street, 200'± West of Lincoln Boulevard), and is located within Council District 7. 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 existing legal lots of record.

The lot size is labeled in square feet and acres on the preliminary plat, and the proposed lot is smaller than the 7,200 square feet minimum lot size for a site served by both a public water and sanitary sewer system as stated in Section V.D.2. of the Subdivision Regulations. However, because the applicant is combining two existing legal lots of record for use as part of the adjacent park, a waiver of Section V.D.2. of the Subdivision Regulations may be appropriate. If approved, the lot size in square feet and acres should be retained on the Final Plat.

The site has frontage onto Thirteenth street a minor street without curb and gutter and with substandard right-of-way. The preliminary plat depicts dedication of 10 feet as was required for the property on the South side of the Street. dedication to provide 25' from the centerline should be required where there is not adequate right-of-way.

If approved, a note should be placed on the Final Plat stating that the site is limited to the one curb-cut onto Thirteenth Street with the size, design, and location of all curb cuts to

be approved by Traffic Engineering and conform to AASHTO standards. A 25-foot minimum building setback is shown on the plat. The minimum building setback line should be retained on the Final Plat, if approved.

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.2. of the Subdivision Regulations, subject to the following conditions:

- 1) labeling of the lot size, in square feet and acres, or provision of a table on the Final Plat with the same information;
- 2) dedication to provide 25-feet right-of-way from the centerline of Thirteenth Street;
- 3) depiction and labeling of the 25 feet minimum building setback line on the Final Plat;
- 4) placement of a note on the Final Plat stating the lot is limited to one curb cut to Thirteenth Street with the size, design, and exact location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) compliance with Fire 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.; and
- 6) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



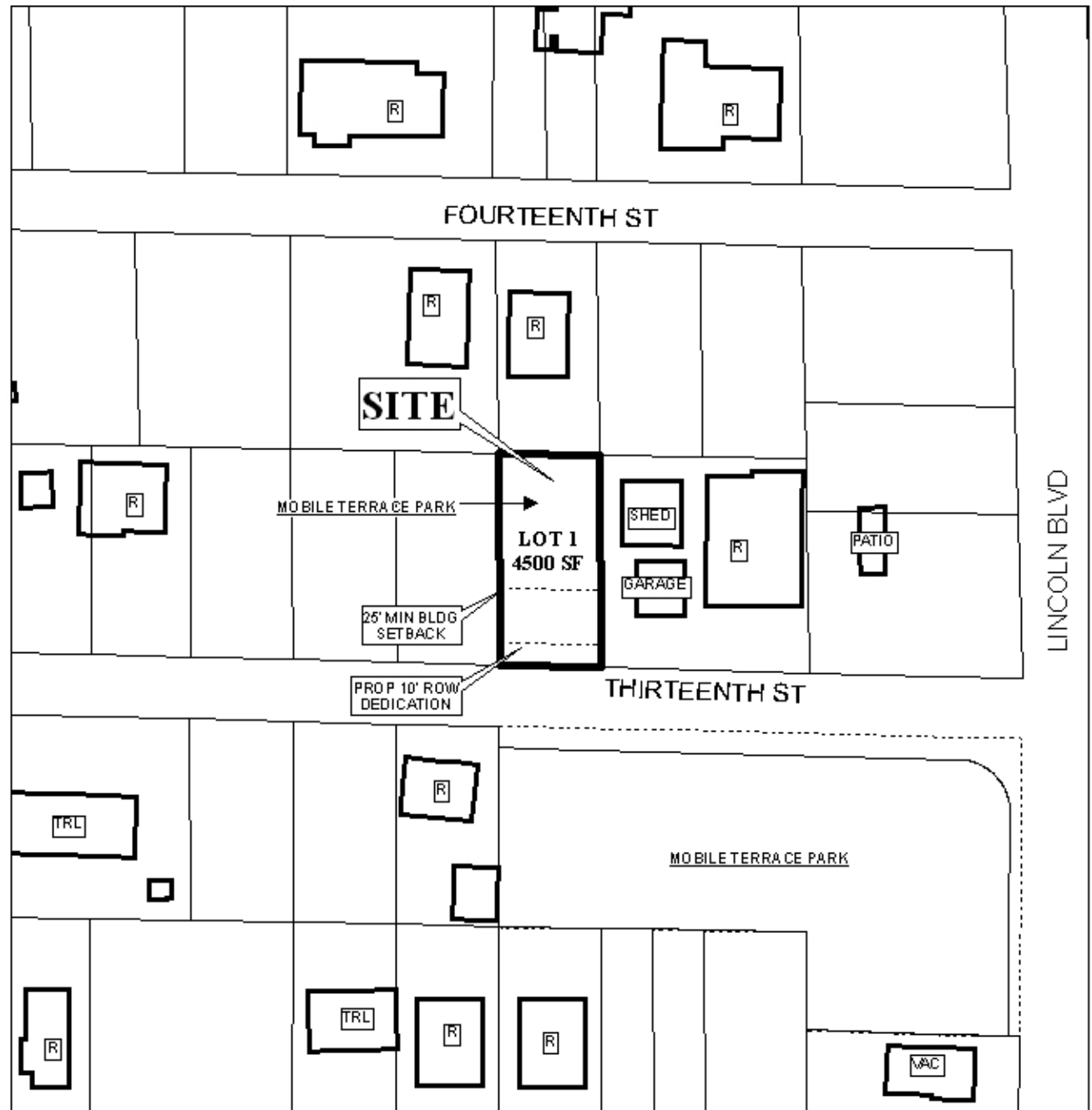
APPLICATION NUMBER 14 DATE February 7, 2013

APPLICANT Mobile Terrace Subdivision, Block 27, Resubdivision of Lots 13 & 14

REQUEST Subdivision



MOBILE TERRACE SUBDIVISION, BLOCK 27, RESUBDIVISION OF LOTS 13 & 14



APPLICATION NUMBER 14 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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