

PERCH CREEK LANDING SUBDIVISION

Engineering Comments: Show Minimum Finished Floor Elevation on each lot on Plat. Also show location of wetlands. There is to be no fill placed within the limits of the flood plain without providing compensation. No work shall be permitted within any wetlands without approval from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit.

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.

The plat illustrates the proposed 2 lot, 15.6 acres \pm subdivision which is located on the East side of Dauphin Island Parkway, 505' \pm South of Staples 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 create two legal lots of record from two existing legal lots of record and two existing metes and bounds parcels.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is depicted on the plat in acres, and this should be revised to also depict the lot area size in square feet on the Final Plat, if approved. The 25-foot minimum building setback line is not depicted, and this should also be shown along all public street frontages on the Final Plat, if approved.

The site fronts Dauphin Island Parkway, a planned major street as shown on the Major Street Plan component of the Comprehensive Plan, to the East. The required right-of-way as per the Plan is 100 feet. The actual right-of-way width is not shown on the preliminary plat, and as such, dedication to provide 50 feet from the centerline of Dauphin Island Parkway should be required.

Dauphin Island Parkway is a major street and a State Highway. As such access management is a concern. Each lot should be limited to one curb cut each, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards.

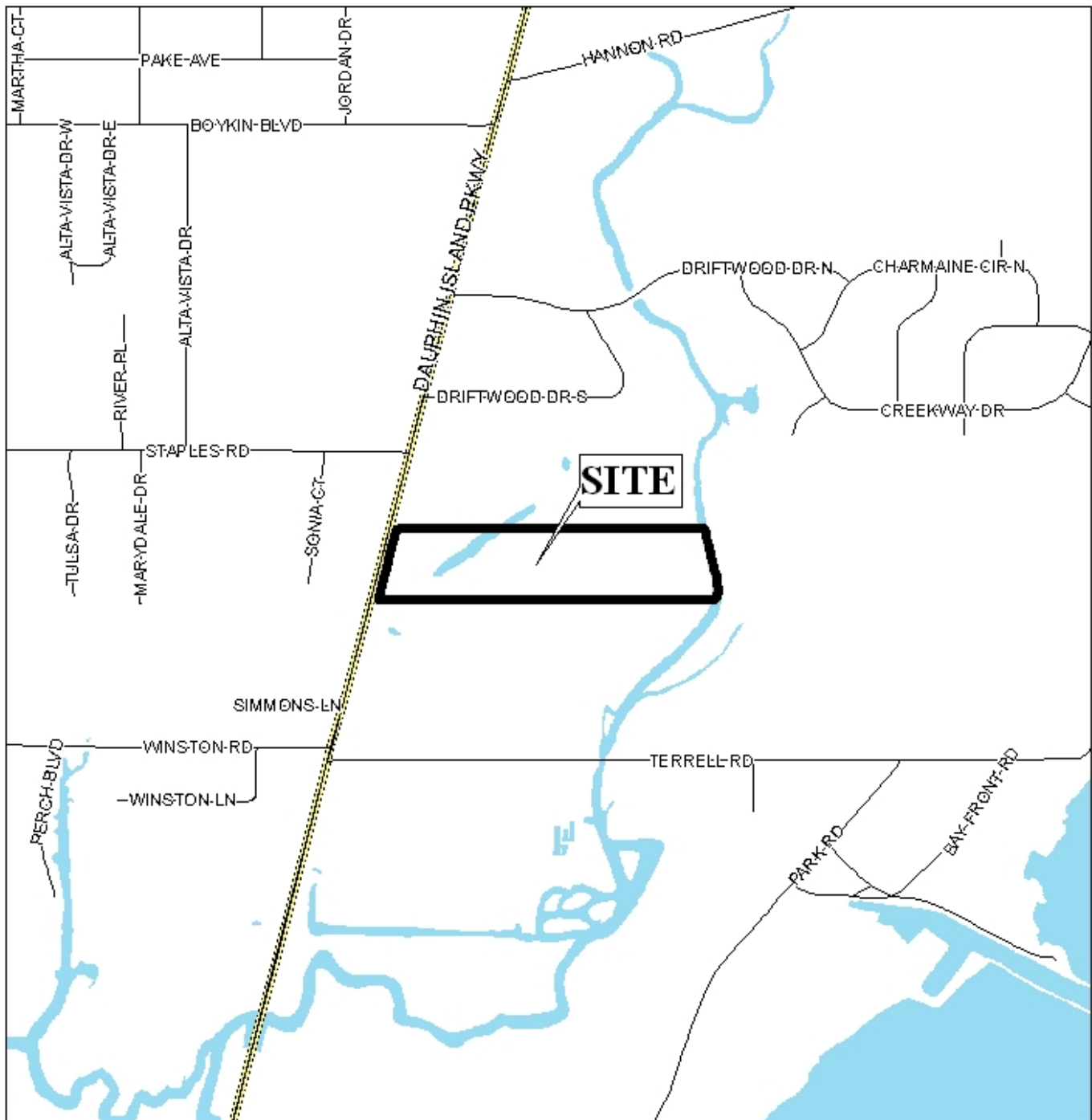
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Lastly, the entirety of this site is located within the Perch Creek Floodplain. The presence of floodplains indicate 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.

Based upon the preceding, this application is recommended for tentative approval, subject to the following conditions:

- 1) dedication sufficient to provide 50 feet from the centerline of Dauphin Island Parkway;
- 2) depiction of the 25-foot minimum building setback line along all public rights-of-way on the Final Plat;
- 3) depiction of the lot area, in square feet, on the Final Plat;
- 4) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Dauphin Island Parkway, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 5) compliance with Engineering comments: *“Show Minimum Finished Floor Elevation on each lot on Plat. Also show location of wetlands. There is to be no fill placed within the limits of the flood plain without providing compensation. No work shall be permitted within any wetlands without approval from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit in addition to any required land disturbance permit;”*
- 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;
- 7) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies will be required prior to the issuance of any permits; and
- 8) full compliance with all municipal codes and ordinances.

LOCATOR



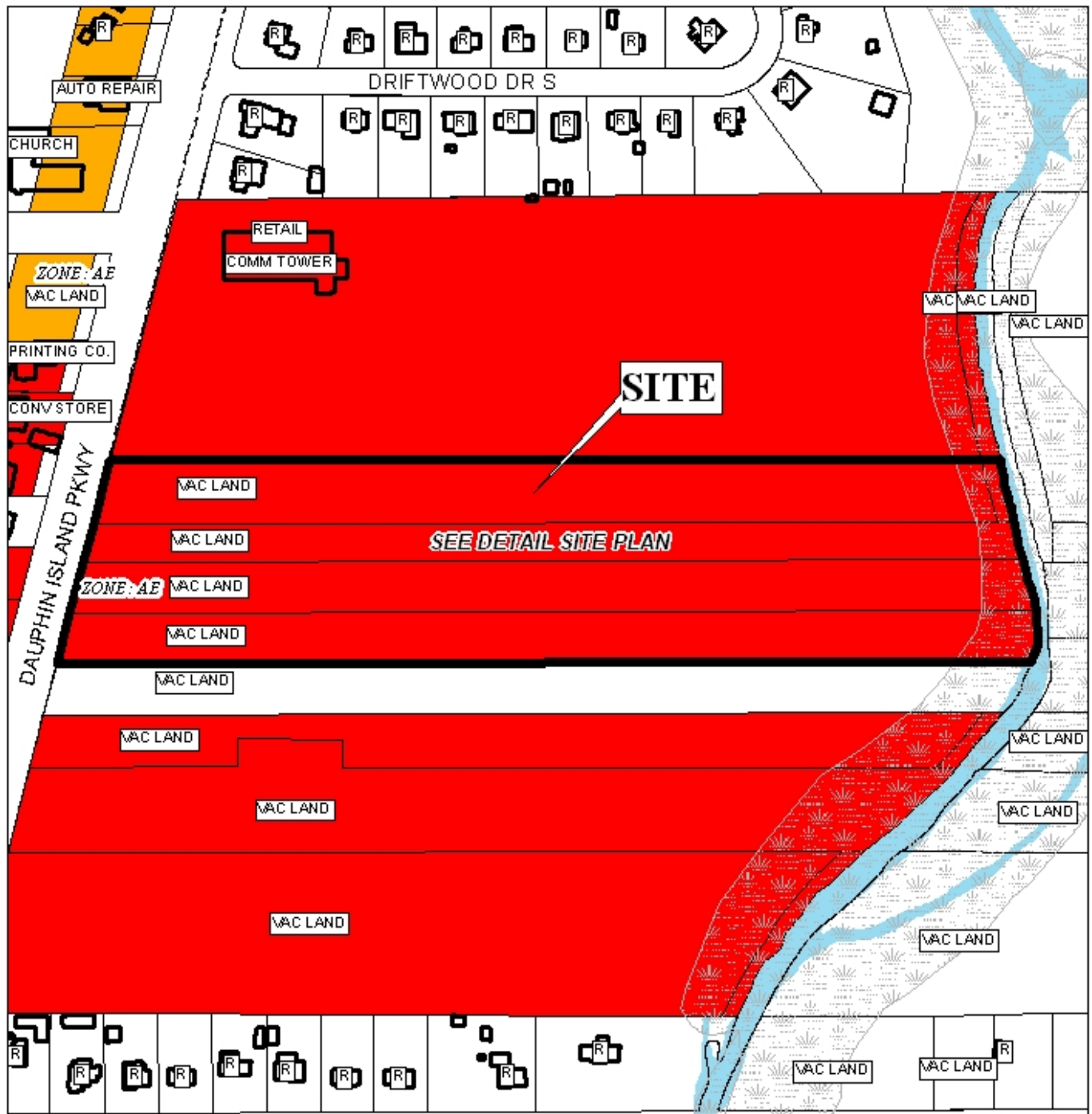
APPLICATION NUMBER 15 DATE February 3, 2011

APPLICANT Perch Creek Landing Subdivision

REQUEST Subdivision



PERCH CREEK LANDING 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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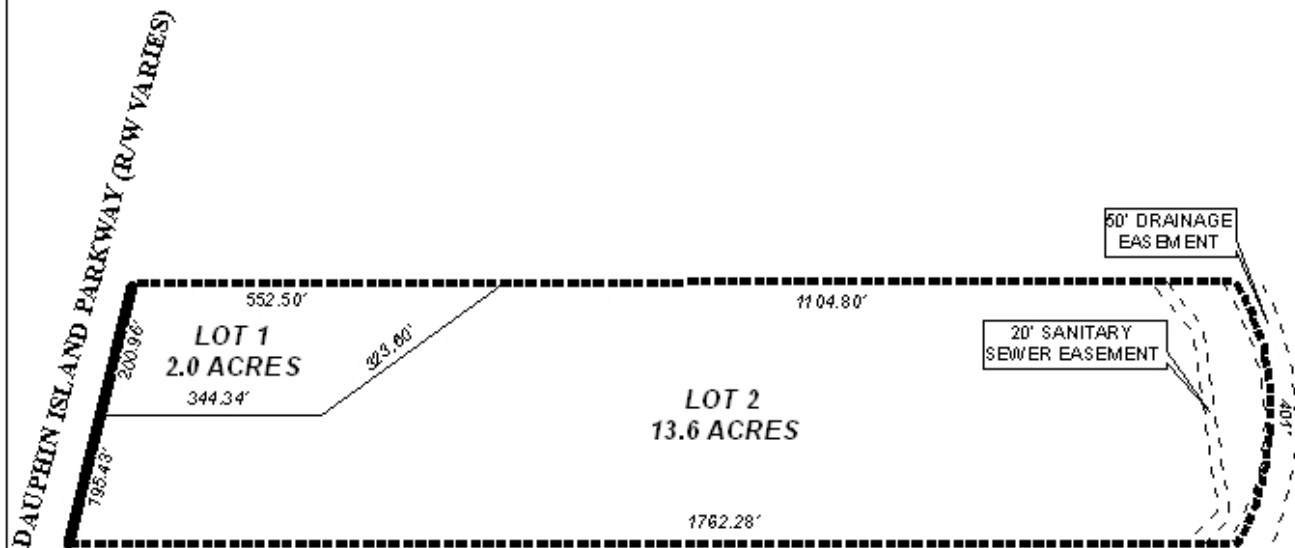
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DETAIL SITE PLAN



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