

## **PERCH BEND SUBDIVISION**

Engineering Comments: Flood zones are not delineated on plat as required. In addition, a minimum finished floor elevation must be specified on the plat (on the specific lot) for any lot that is affected by the x-shaded and AE flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 3 lot, 5.3  $\pm$  acres subdivision which is located on the West side of Perch Point Drive, 530'  $\pm$  South of Staples Road, extending to the Southwest corner of Perch Point Drive and Staples Road and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide three lots of record to provide creek frontage for two of the lots.

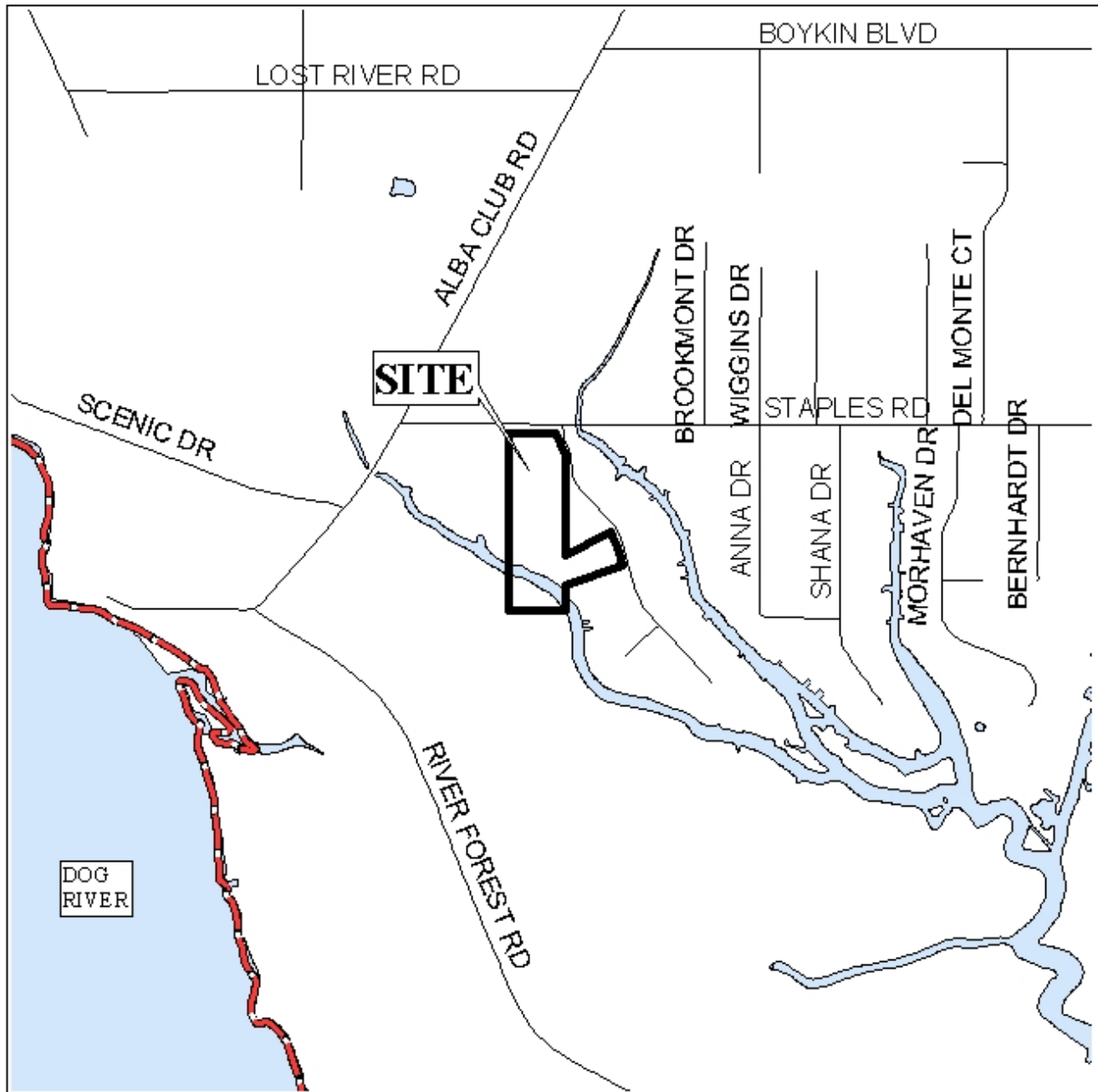
As the site is along Perch Creek, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

All three lots exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways; thus a waiver of V.D.3. could be considered appropriate.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) Compliance with City Engineering Comments: (Flood delineated on plat as required. In addition, a minimum finished floor elevation must be specified on the plat (on the specific lot) for any lot that is affected by the x-shaded and AE flood zone. Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit; 2) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 3) the placement of the 25-foot minimum setback lines on the final plat.

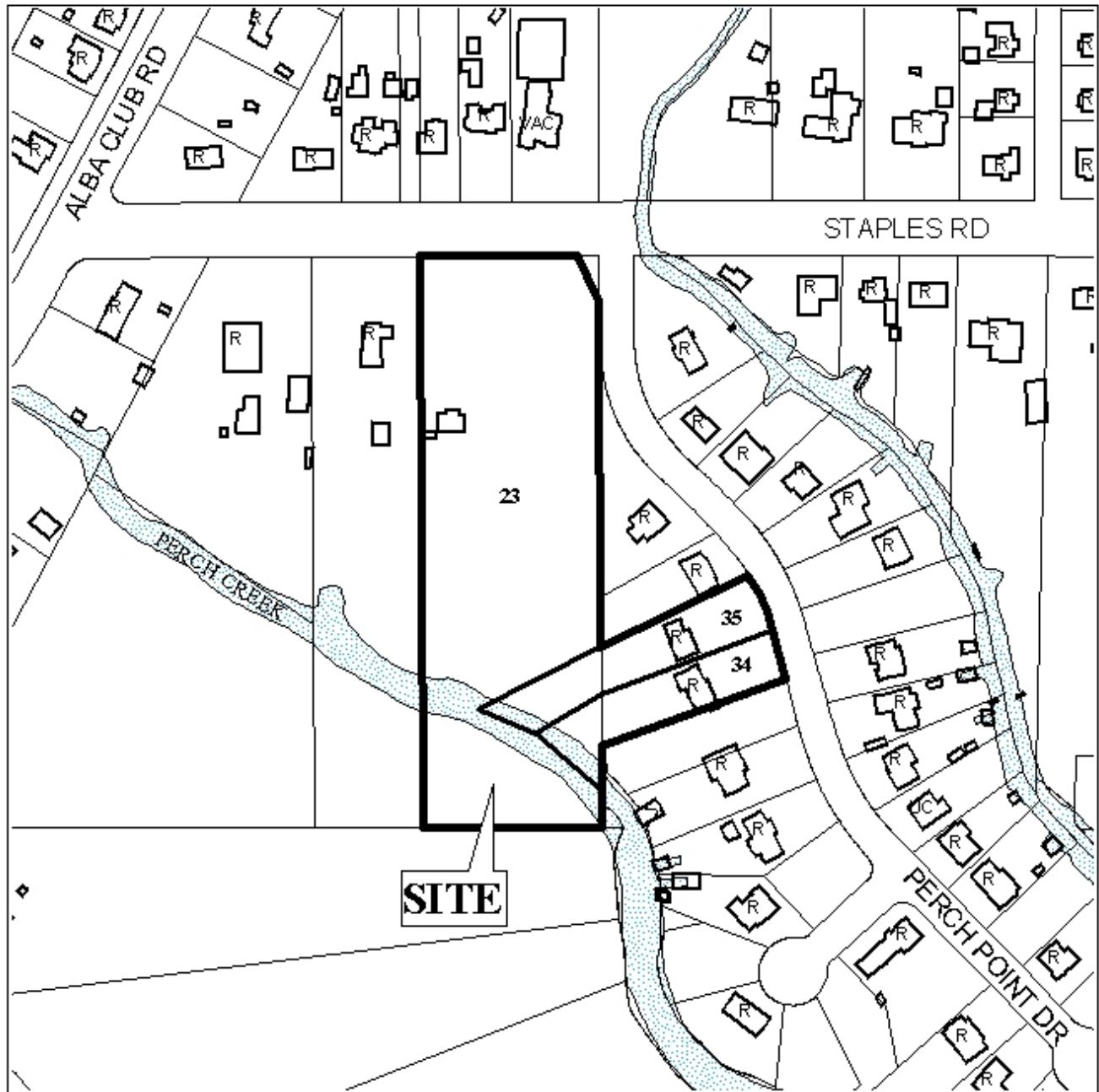
## LOCATOR MAP



APPLICATION NUMBER 18 DATE August 18, 2005  
APPLICANT Perch Bend Subdivision  
REQUEST Subdivision



# PERCH BEND SUBDIVISION



APPLICATION NUMBER 18 DATE August 18, 2005

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS