

BAYOU COURT SUBDIVISION

Engineering Comments: Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. 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.

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-Rescue 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.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 2-lot, 2.8± acre subdivision which is located at the West terminus of Robin Hood Drive, extending to Dog River. The subdivision is served by public water and sanitary facilities.

The purpose of this application is to resubdivide two lots of record by shifting a portion of the common lot line between the two lots to afford more street frontage to one of the lots.

The site fronts Robin Hood Drive with a compliant 50' right-of-way; therefore, no dedication would be required. Proposed Lot 2 also has frontage on the non-median cul-de-sac terminus of Robin Hood Drive, with a non-compliant 80' diameter. As the Subdivision Regulations were amended in 2008 to require a 120' diameter for a non-median cul-de-sac as per the 2003 International Fire Code requirements, dedication in this instance would be impracticable. As a means of access management, a note should be placed on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The current recorded building setback lines are illustrated on both lots, and these should also be illustrated on the final plat to maintain neighborhood integrity.

The lots are labeled with their sizes in square feet and should be so-labeled on the final plat, or a table should be provided on the final plat depicting the same information.

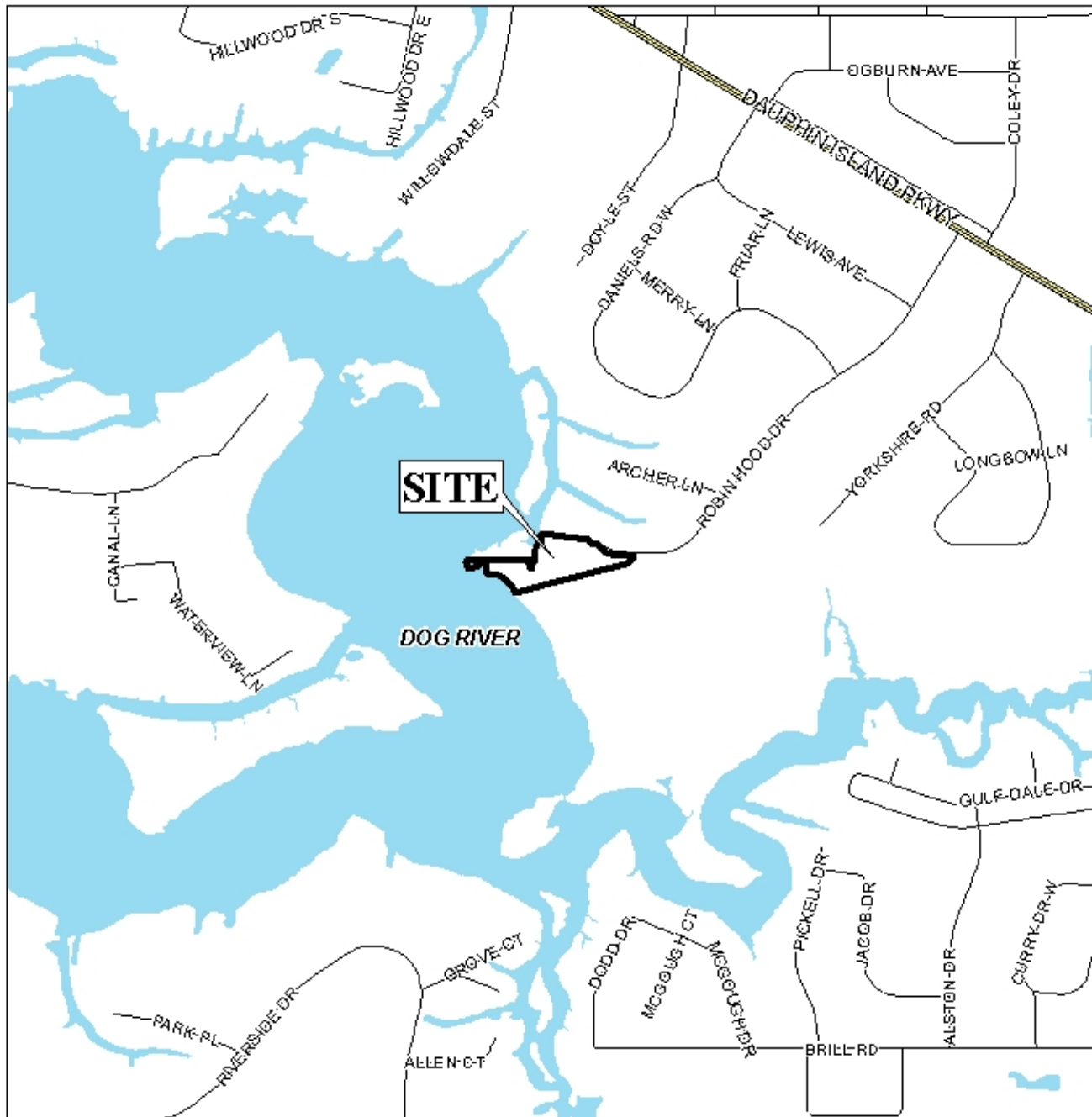
The site contains wetlands associated with Dog River. The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed

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 site is also in an area subject to storm surge and within the 100 and 500 year flood zones.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) illustration of the current 200' building setback line for Lot 1, and the current 30' building setback line for Lot 2;
- 3) labeling of each lot with its size in square feet, or the provision of a table on the final plat depicting the same information;
- 4) 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; and
- 5) subject to the Engineering Comments: *(Show Minimum FFE on plans and plat. No fill allowed within a special flood hazard area without providing compensation or completing a flood study showing that there is no rise for the proposed fill within the special flood hazard area. 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).*

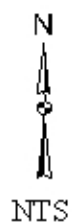
LOCATOR MAP



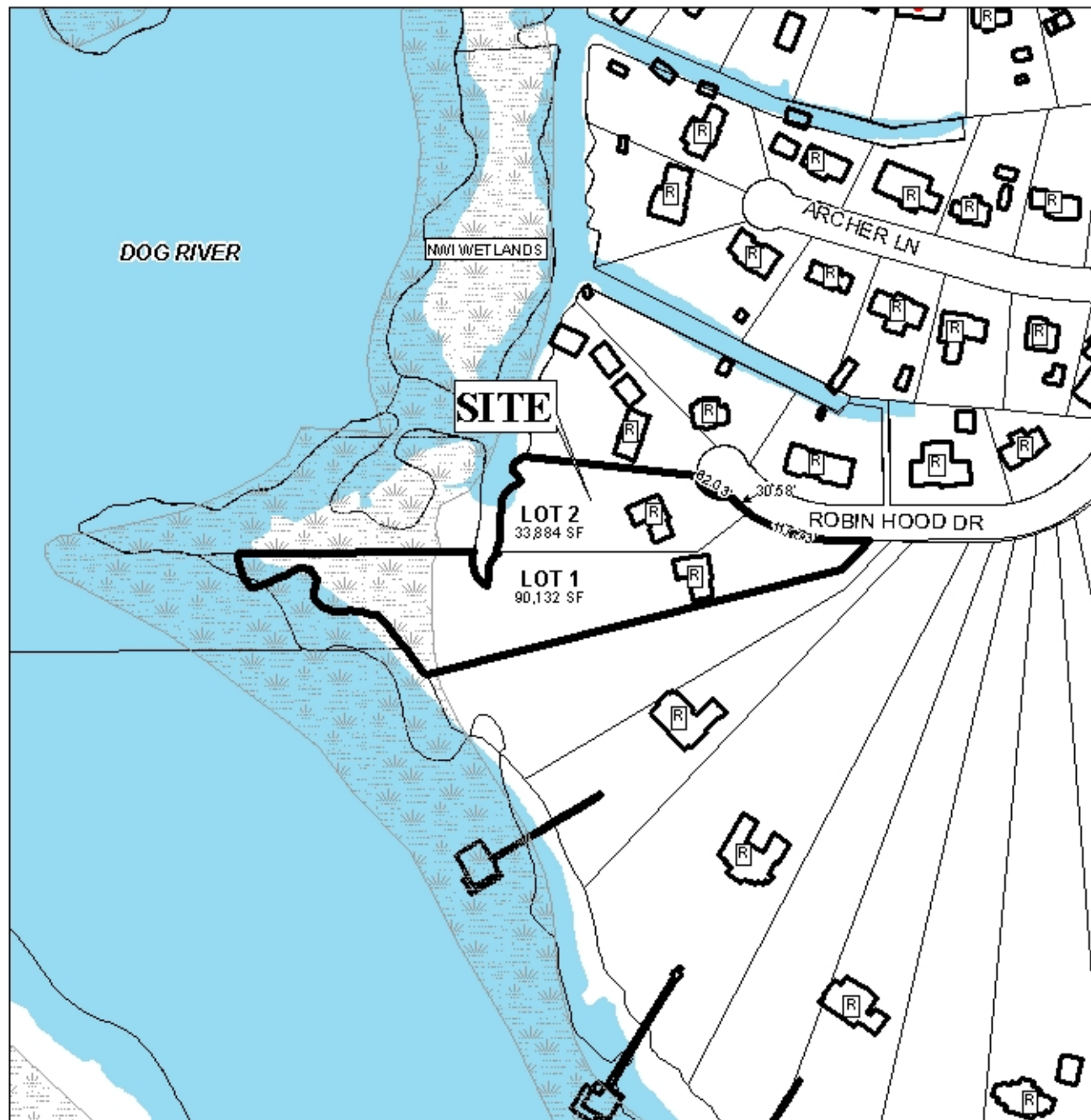
APPLICATION NUMBER 19 DATE April 2, 2009

APPLICANT Bayou Court Subdivision

REQUEST 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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