

BAY SUBDIVISION

Engineering Comments: Show limits of all applicable flood zones on plat. Show minimum finished floor elevation on each lot in flood zone on plat. No fill or grading allowed in VE flood zone. All construction shall be in compliance with FEMA. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit 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.

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 0.7+ acre, 3-lot subdivision which is located on the East side of Bay Front Road, 550'+ North of Terrell 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 subdivide one metes and bounds parcel into three lots. A single-family residential dwelling was demolished in January 2007.

The development fronts Bay Front Road, a minor street which is depicted as having 40-feet of right-of-way. However, the Major Street Component of the Comprehensive Master Plan requires all minor streets to provide 50-feet of right-of-way; therefore, the plat should be revised to provide dedication of 25-foot from the centerline of Bay Front Road, since the right-of-way is substandard.

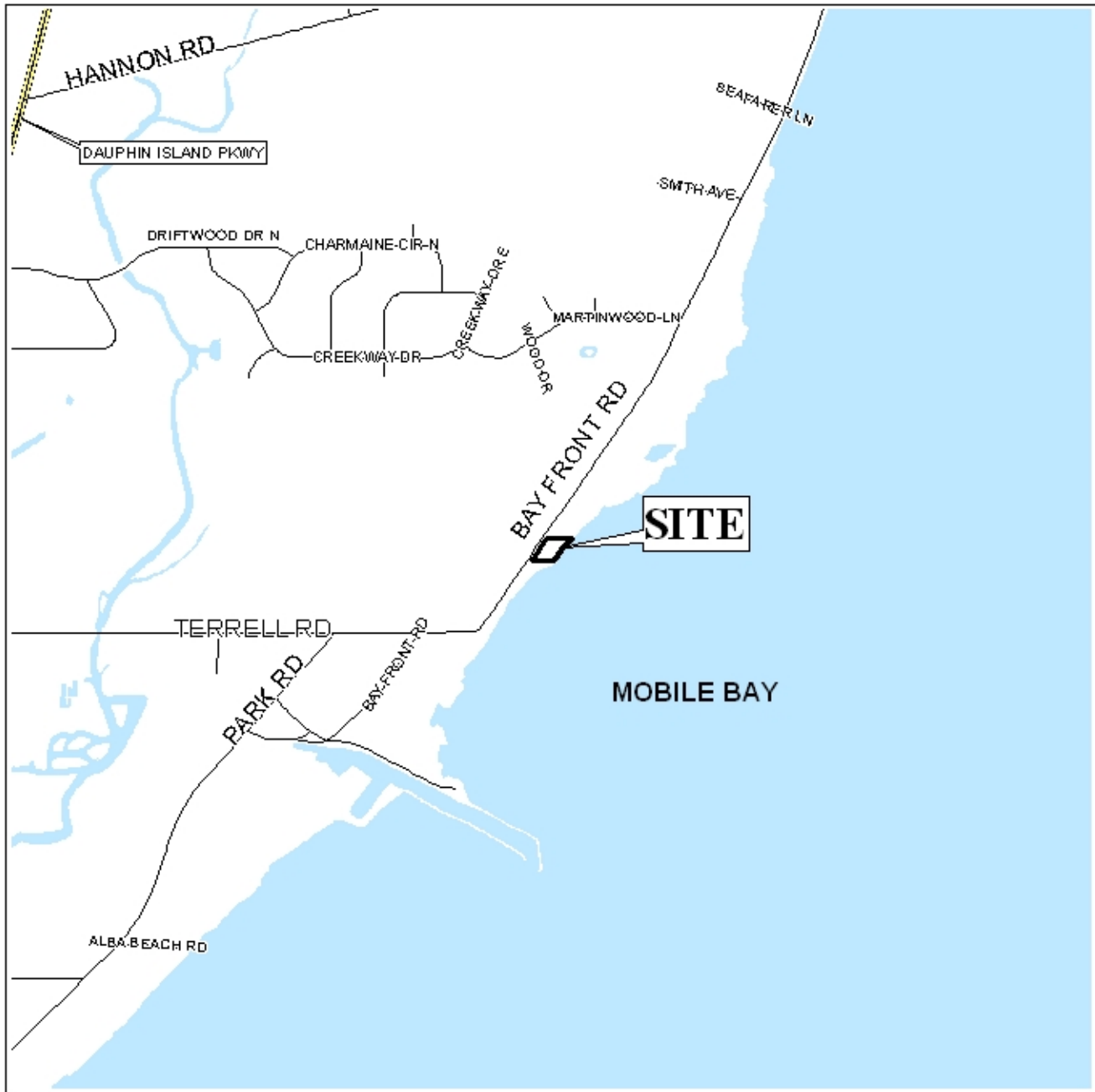
The site fronts Mobile Bay, and therefore would be environmentally sensitive. The approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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 on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) compliance with Engineering comments (*It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit 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.*);
- 2) placement of a note on the plat stating that each lot is limited to one (1) curb-cut onto Bay Front Road, and that the size, design and location of all curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) dedication of sufficient right-of-way to provide 25-feet, measured from the centerline of Bay Front Road;
- 4) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 5) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 6) the labeling of the lots with their size in square feet.

LOCATOR MAP



APPLICATION NUMBER 20 DATE February 7, 2008

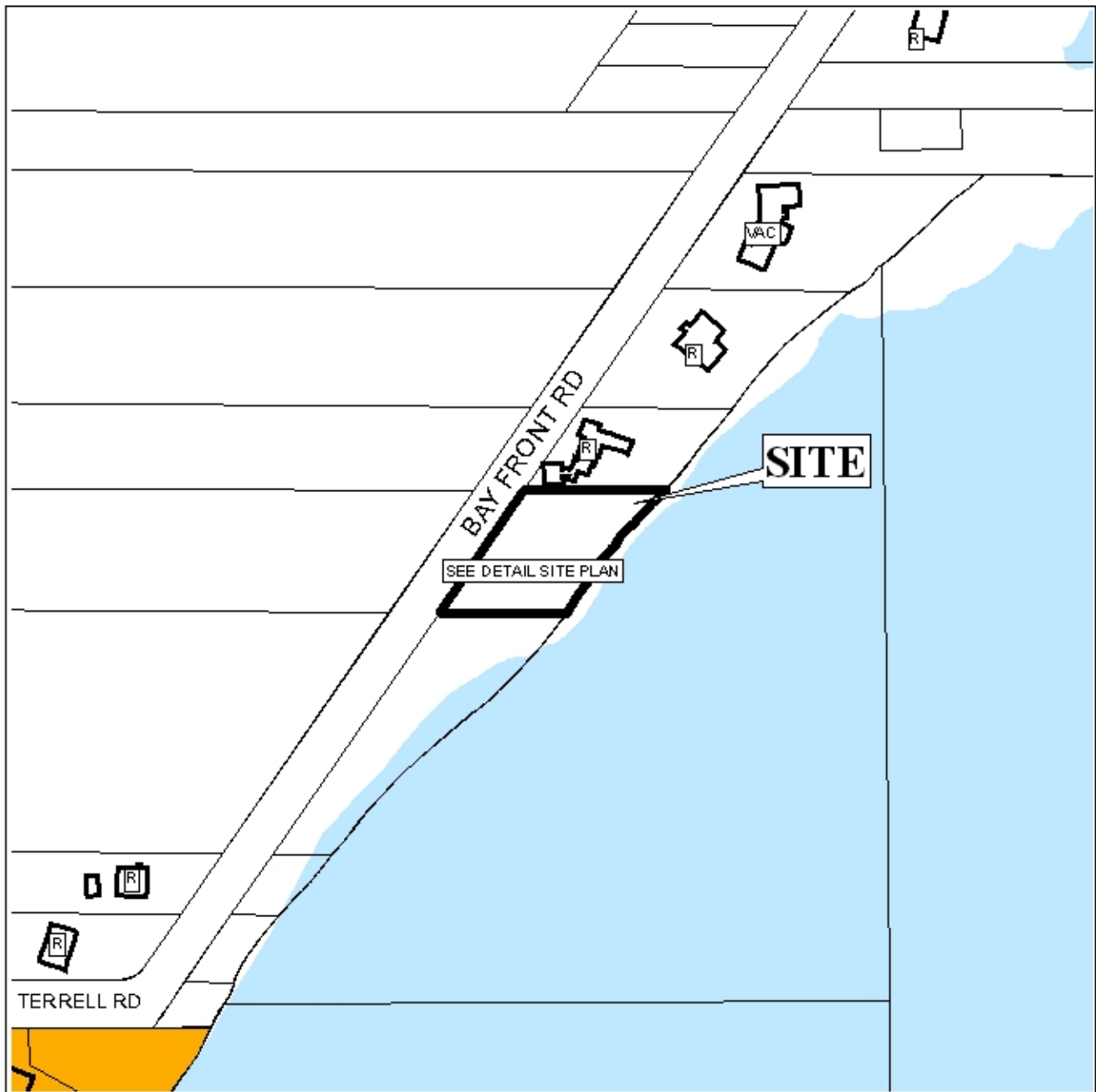
APPLICANT Bay Subdivision

REQUEST Subdivision



NTS

BAY 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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BAY SUBDIVISION

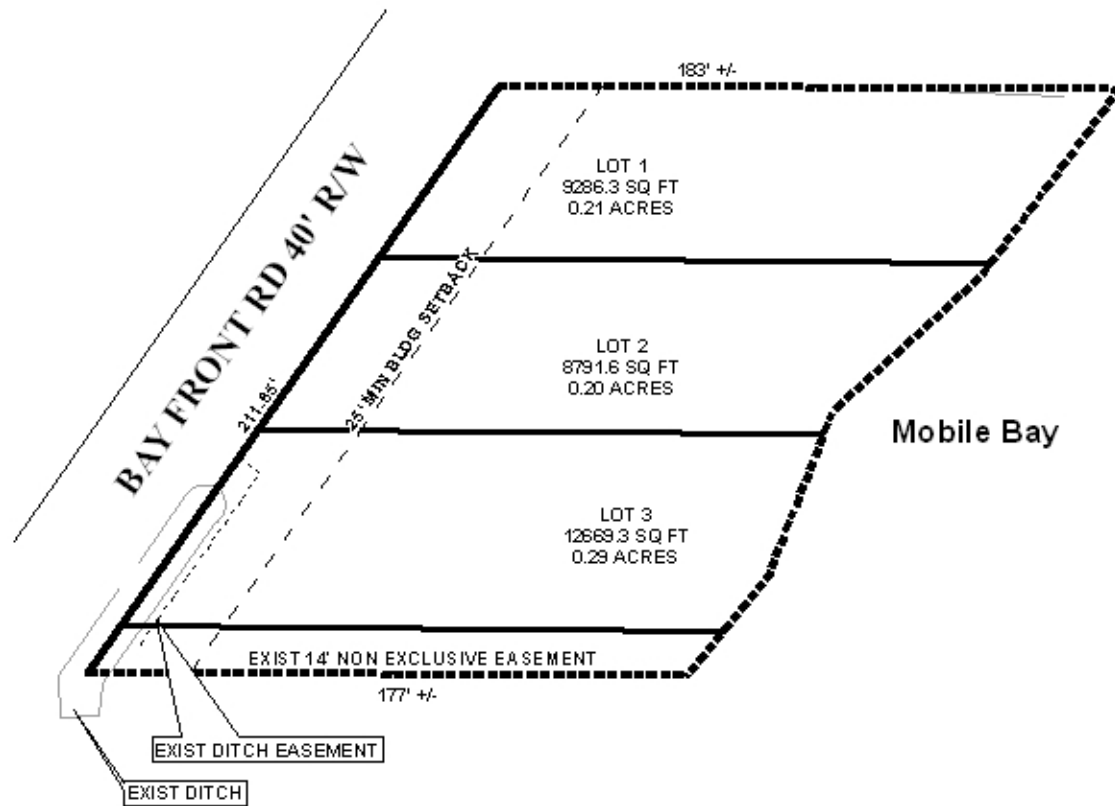


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DETAIL SITE PLAN



APPLICATION NUMBER 20 DATE February 7, 2008
 APPLICANT Bay Subdivision
 REQUEST Subdivision



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