

ARMSTRONG SUBDIVISION

Engineering Comments: Show limit of flood zone/flood way on plat. Show minimum finished floor elevation on each lot. Show any drainage easements. No fill allowed in flood zone without land disturbance permit. The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. 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 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 9.42± acre, 2 lot subdivision which is located on the West side of Yeend Street, 800'± South of Baker Street. The subdivision is served by public water and sanitary facilities. The site is located in District 3.

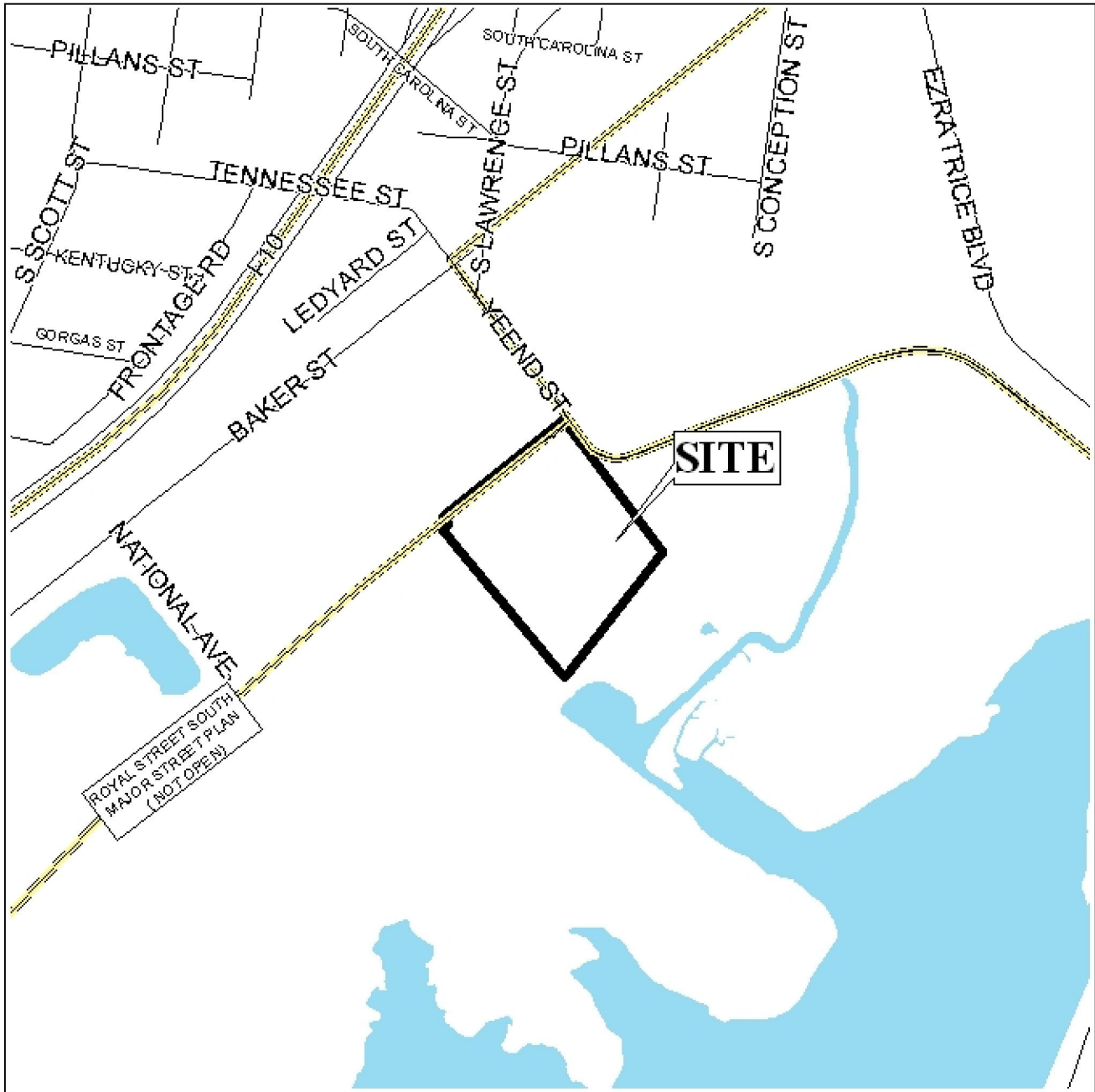
While the site is only a portion of numerous parcels under the ownership of Armstrong World Industries Inc., it consists of six (6) legal lots of record and a portion of a vacated right-of-way. The purpose of the application is to re-subdivide the six existing legal lots into two legal lots of record. Both lots will have frontage on a maintained public right-of-way (Yeend Street), which is also a part of the proposed Royal Street Extension, a planned major street.

While Royal Street Extension is a planned major street, its viability of development to major street standards is questionable. Therefore, in lieu of dedication to provide 50' from centerline, the Commission may consider the placement of additional setback on the plat (75' from centerline) to allow 50' from centerline for the future major street, and the required 25' setback.

The plat meeting the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) provision of a 75' setback from the centerline of Yeend street to allow for the future major street (50' from centerline for the major street right-of-way and 25' for the required setback); 2) placement of a note on the final plat stating the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and 3) compliance with Engineering Comments (Show limit of flood zone/flood way on plat. Show minimum finished floor elevation on each lot.

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LOCATOR MAP



APPLICATION NUMBER Holdover DATE January 18, 2007

APPLICANT Armstrong Subdivision

REQUEST Subdivision



NTS

ARMSTRONG SUBDIVISION



APPLICATION NUMBER Holdover DATE January 18, 2007

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
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