

BAY FRONT SUBDIVISION

Engineering Comments: 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 two-lot, 0.7± acre subdivision which is located on the East side of Bay Front Road at its North terminus. Bay Front Road has a 60-foot right-of-way, so dedication would not be required. This application was held over to the November 2nd meeting at the applicant's request, prior to the October 19th meeting.

The purpose of this application is to create a two-lot subdivision from a portion of a metes and bounds parcel; this parcel is comprised of portions of two lots of record that were at some point divided without subdivision approval. In addition, in 1998, the property owner at that time made another unauthorized division of the property by selling the majority of the parcel, but retaining the Northern 10 feet as a "private walk" to the beach, which is recorded in Probate. As the property has changed hands at least twice since all of these unauthorized property divisions were made, however, the remainder of the parent parcels cannot be required to be included in this application.

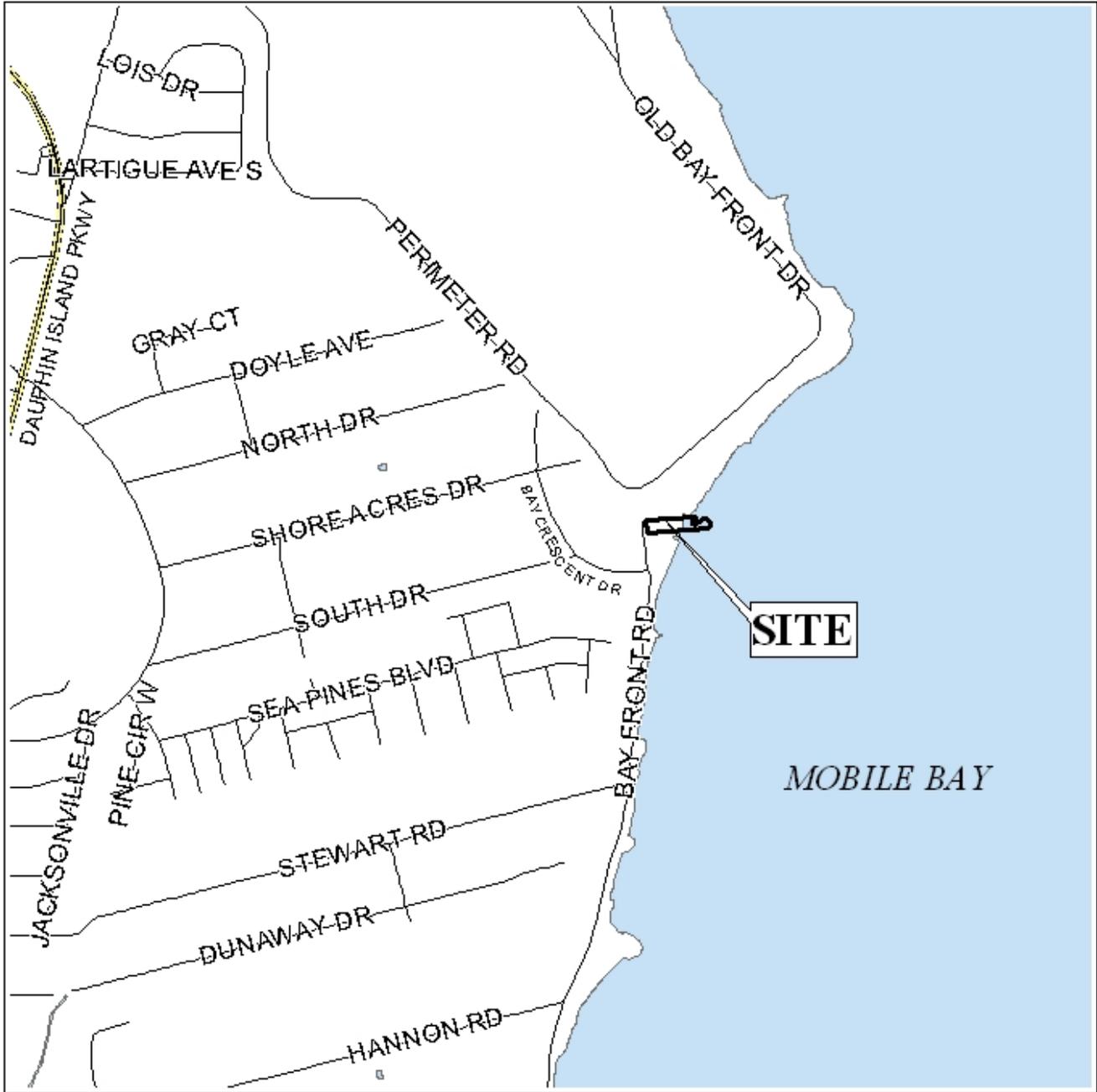
Regarding the proposed plat, the minimum area requirements would be met, but the property is peculiarly arranged in order to provide a more standard building site for each lot and to provide each lot with equal frontage on the bay. Therefore, each lot actually has a portion for building, which is 60-feet-wide at the setback, a 30-foot portion not for building, and a 45-foot waterfront portion. Technically, therefore, the plat would meet the Subdivision Requirements that a lot be 60 feet wide at the building setback line. However, a waiver of the Maximum Depth ratio (Section V.D.3) would be required based on the overall dimensions of the property. Waivers of this ratio are common for waterfront properties, and these irregularities in the lot lines would not seem to compromise the character of the surrounding area when the properties were constructed—it is unlikely that they would even be noticed. Nevertheless, subdivision of the property into additional lots should not be allowed in the future.

As the site is located entirely within the AE floodplain and is on the waterfront, it should be considered environmentally sensitive; all applicable federal, State, and local approvals would be

required prior to the issuance of permits. Finally, lot sizes should be illustrated in square feet either through labeling or the provision of a table on the final plat.

With a waiver of Section V.D.3 of the Subdivision Regulations (Maximum Depth), the plat would meet the minimum standards of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat that there will be no future subdivision of the property into additional lots; and 2) labeling of all lots with size in square feet, or placement of a table on the plat containing the lot size information.

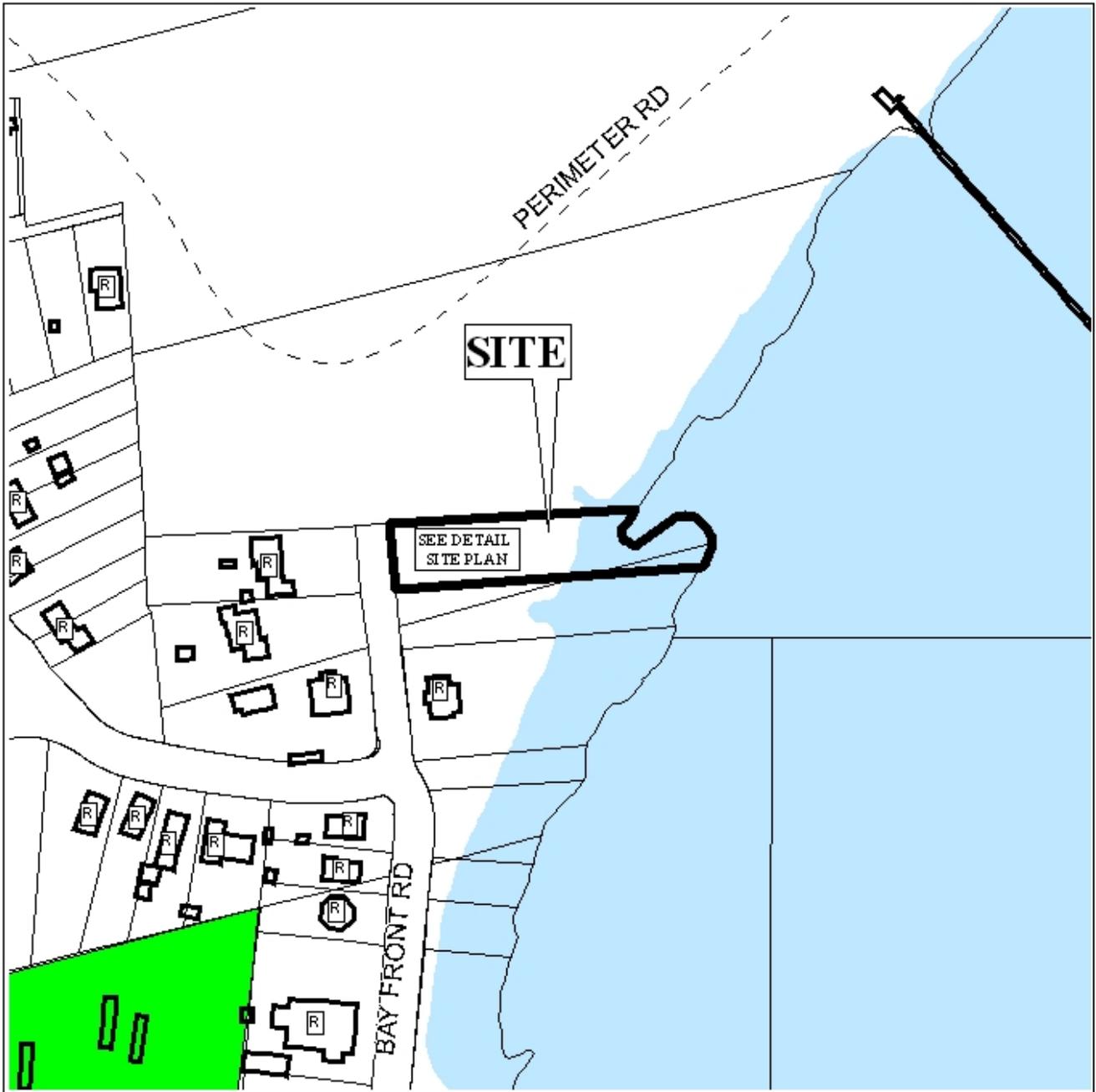
LOCATOR MAP



APPLICATION NUMBER Holdover DATE November 2, 2006
APPLICANT Bay Front Subdivision
REQUEST Subdivision



BAY FRONT SUBDIVISION



APPLICATION NUMBER Holdover DATE November 2, 2006

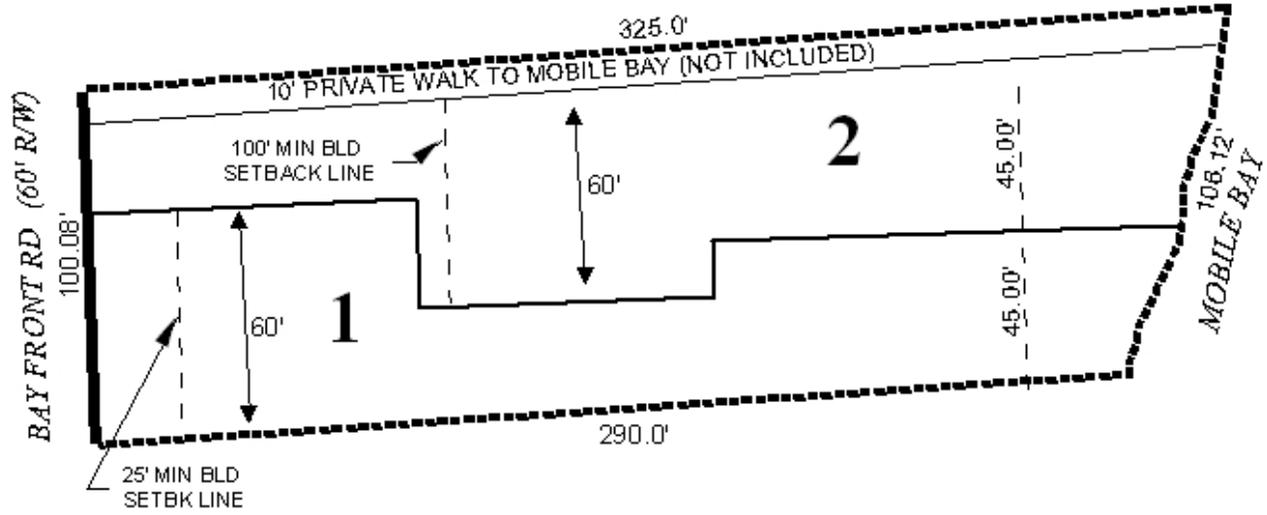
LEGEND

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

DETAIL SITE PLAN



APPLICATION NUMBER Holdover DATE November 2, 2006
APPLICANT Bay Front Subdivision
REQUEST Subdivision



NTS