

## **CHEROKEE STREET SUBDIVISION**

Engineering Comments: 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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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: No comments.

The plat illustrates the proposed 1 lot, 0.5± acre subdivision which is located on the West side of Cherokee Street at the West terminus of La Salle Street, extending to the East side of the Illinois Central Gulf Railroad, 240'± West of Cherokee Street, in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer services.

The purpose of this application is to create a legal lot from an existing metes-and-bounds parcel.

The site fronts onto Cherokee Street with a compliant 60' right-of-way, therefore, no dedication is required. As a means of access management, a note should be required on the final plat stating that the lot is limited to one curb cut to Cherokee Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. The 25' minimum building setback line is shown on the plat and should also be shown on the final plat. The lot is not labeled with its size; therefore the plat should be revised to label the lot with its size in square feet, or a table should be furnished on the final plat providing the same information.

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 currently split-zoned B-3, Community Business District, and R-1, Single-Family Residential District. Therefore, rezoning to an appropriate single district classification would be required prior to the issuance of any permits for site development.

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

- 1) placement of a note on the final plat stating that the lot is limited to one curb cut to Cherokee Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) illustration of the 25' minimum building setback line along Cherokee Street;
- 3) labeling of the lot with its size in square feet, or the furnishing of a table on the final plat providing 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;
- 5) placement of a note on the final plat stating that the lot must be rezoned to an appropriate single zoning classification prior to the issuance of any permits for site development; and
- 6) subject to the Engineering Comments: *(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. Need to verify that there is sufficient capacity for the receiving drainage system(s) to accept drainage from this property).*

# LOCATOR MAP



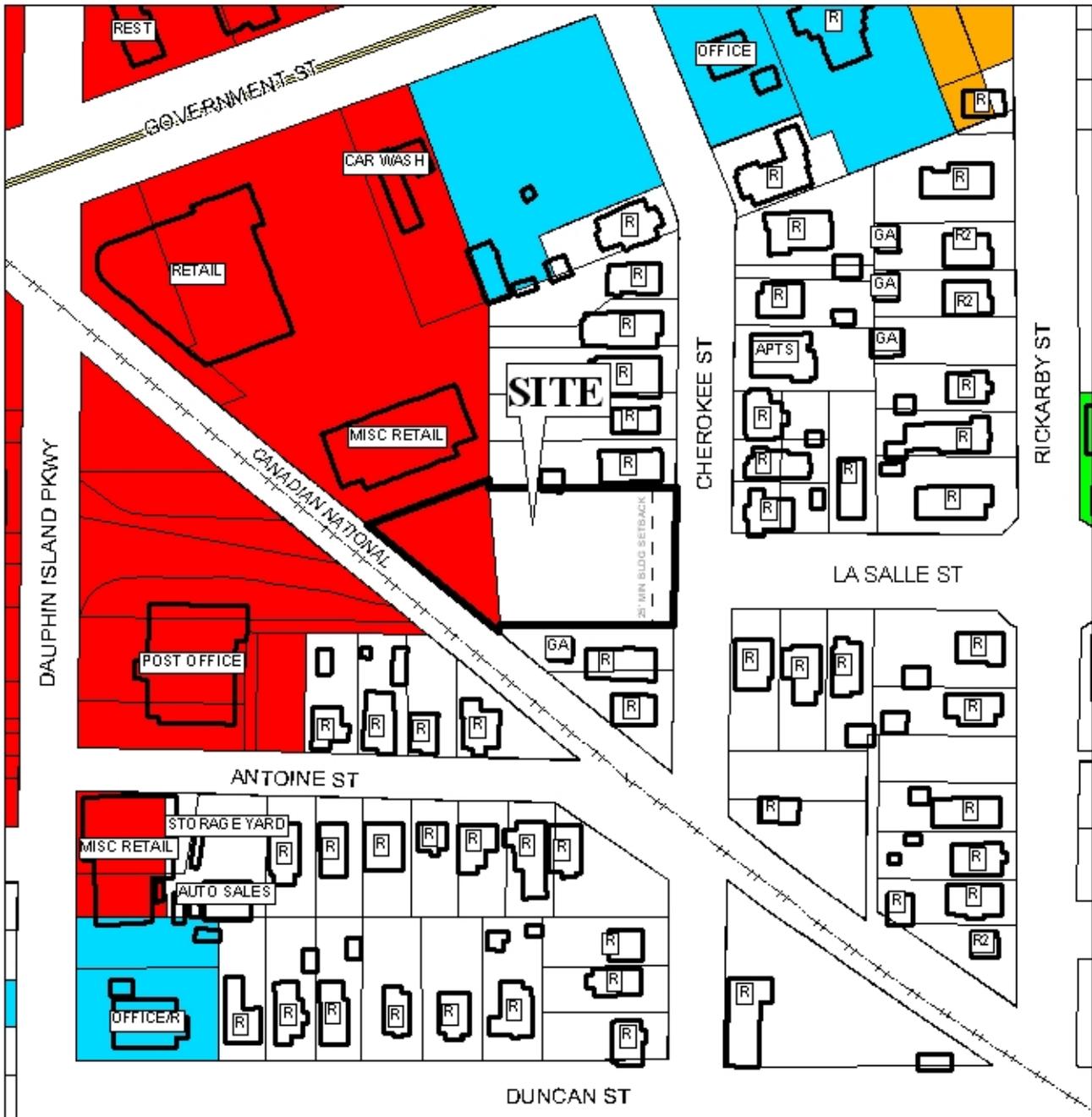
APPLICATION NUMBER 10 DATE July 24, 2008

APPLICANT Cherokee Street Subdivision

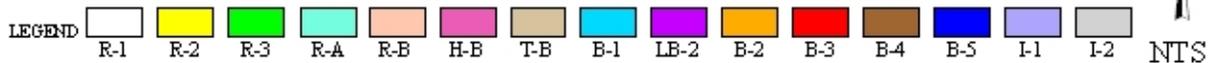
REQUEST Subdivision



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