

## **WEBB COMMERCIAL 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 0.6± acre, one lot subdivision, which is located at the Northwest corner of Dauphin Island Parkway and Webb Avenue, in city council district 3. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel. While no documentation was submitted to establish the parcel (or the parcel to the North) as a legal parcel of record prior to 1954, both parcels have changed ownership numerous times over the last 10-20 years, therefore inclusion of additional parcels would not be practicable.

The subdivision is the result of a recent rezoning application which was conditional upon the submission, approval and completion of the subdivision process. Other conditions included dedication of sufficient right-of-way to provide 50' from centerline of Dauphin Island Parkway, if necessary; dedication of sufficient right-of-way for a radius at the intersection of Dauphin Island Parkway and Webb Avenue, to be determined by City Engineering; the site be limited to one curb cut to Dauphin Island Parkway, size, location and design to be approved by Traffic Engineering and ALDOT; provision of a 6' privacy fence along the rear property line; and full compliance with all municipal codes and ordinances.

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

1. dedication of sufficient right-of-way to provide 50' from centerline of Dauphin Island Parkway, if necessary;
2. dedication of sufficient right-of-way for a radius at the intersection of Dauphin Island Parkway and Webb Avenue, to be determined by City Engineering;
3. the placement of a note on the final plat stating that the subdivision is limited to one curb cut to Dauphin Island Parkway, size, location and design to be approved by Traffic Engineering and ALDOT, and that the subdivision is not allowed a curb cut to Webb Avenue;
4. provision of a 6' privacy fence along the rear property line; and
5. full compliance with all municipal codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 3 DATE April 5, 2007

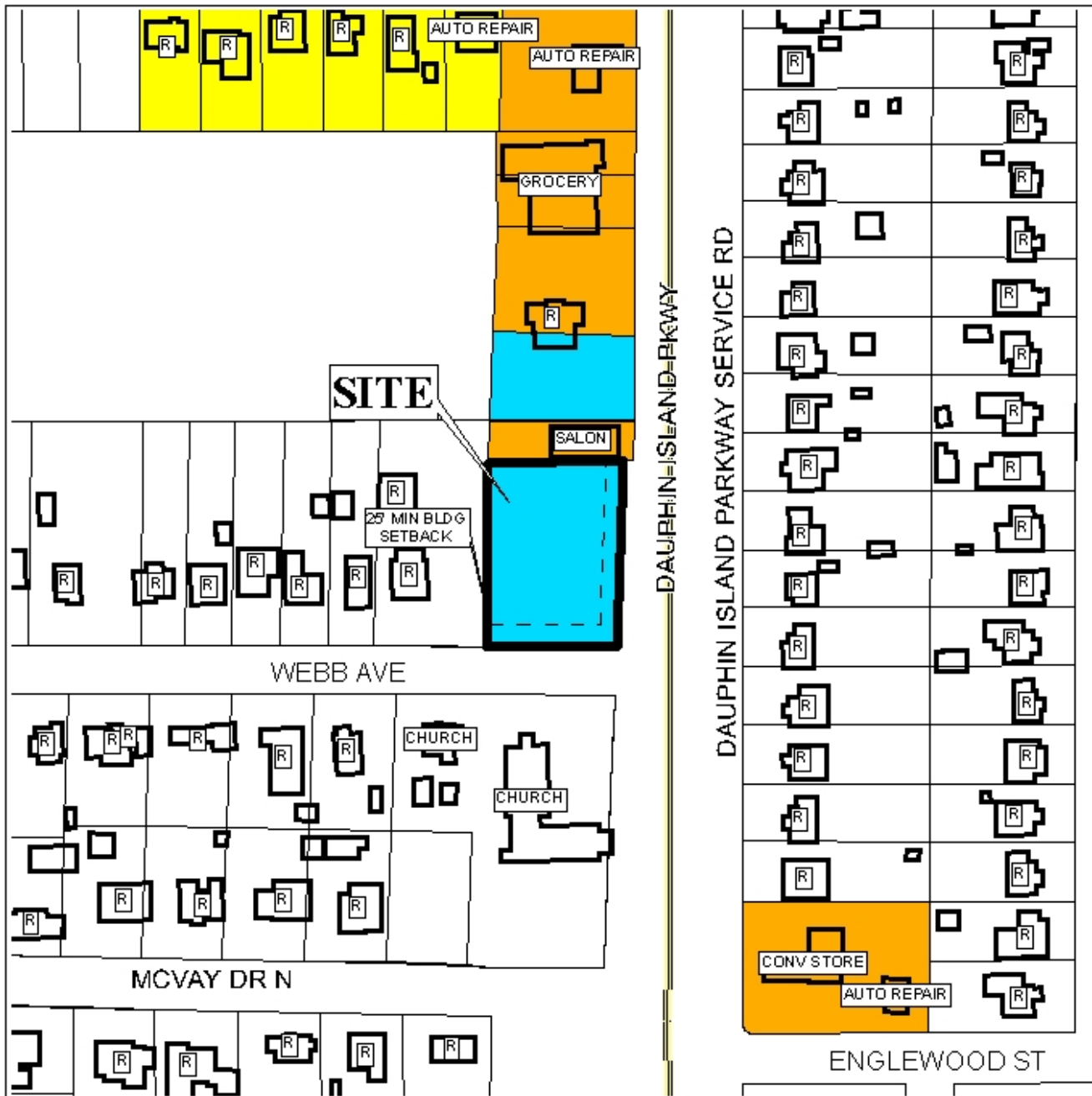
APPLICANT Webb Commercial Subdivision

REQUEST Subdivision



NTS

# WEBB COMMERCIAL SUBDIVISION



APPLICATION NUMBER 3 DATE April 5, 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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