

WOOD'S ADDITION TO RYAN AVENUE 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).

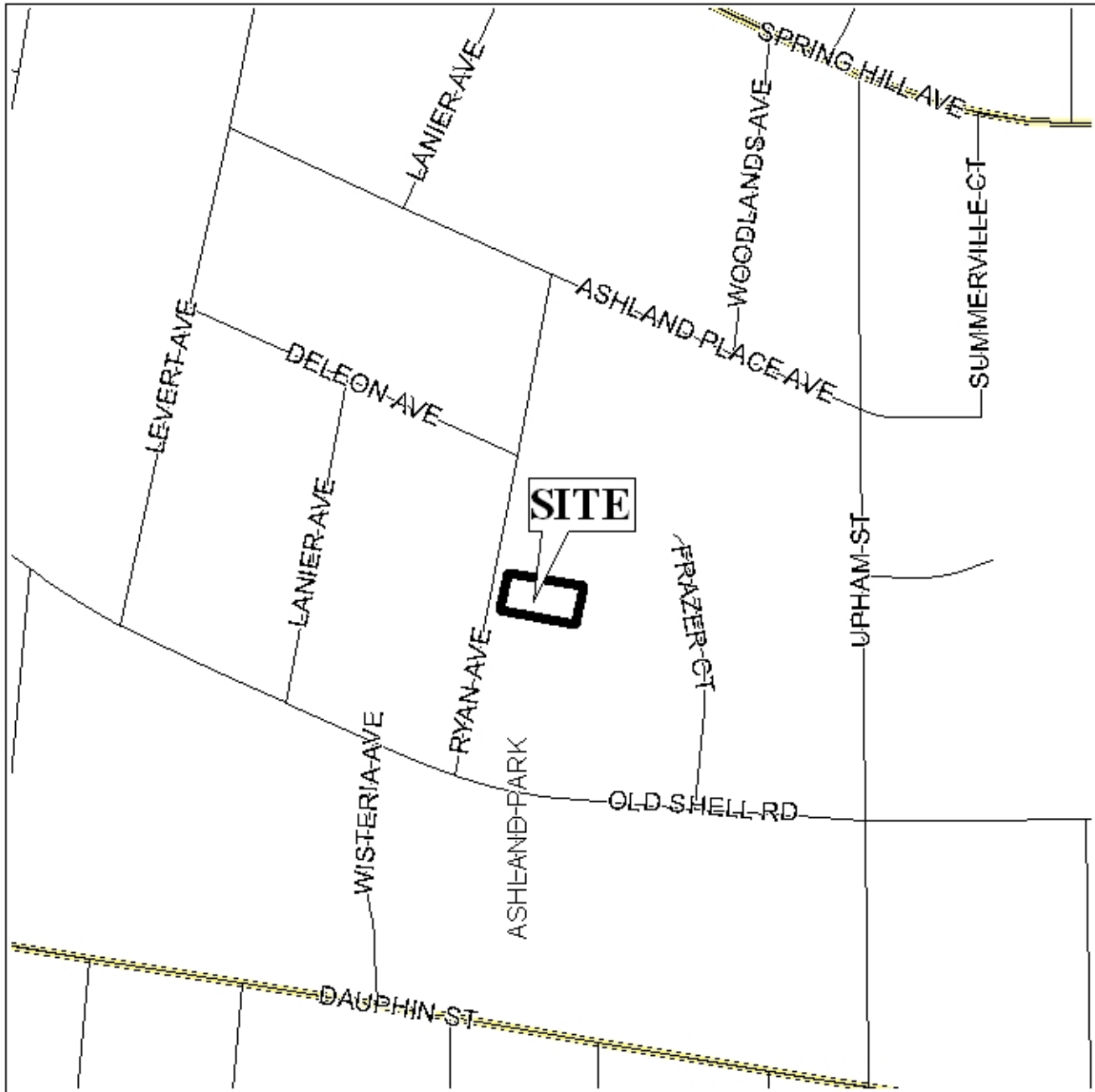
Fire Department Comments: All commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed one-lot, 0.3± acre subdivision which is located on the East side of Ryan Avenue, 320'+ North of Old Shell Road and is located within Ashland Place Historic District and Council District 1.

The purpose of this application is to create a one-lot subdivision from two metes and bounds parcels, which are comprised of one lot of record (prior to 1952) and a portion of a vacated 14.65-foot alleyway.

The plat is recommended for Tentative Approval, subject to the following condition: 1) placement of a note on the Final Plat verifying the required setbacks will be maintained.

LOCATOR MAP



APPLICATION NUMBER 4 DATE November 16, 2006

APPLICANT Wood's Addition to Ryan Avenue Subdivision

REQUEST Subdivision



NTS

WOOD'S ADDITION TO RYAN AVENUE SUBDIVISION



APPLICATION NUMBER 4 DATE November 16, 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