

MARSTON PLACE SUBDIVISION, RE-SUBDIVISION OF LOT 5 & PART OF LOT 6

Engineering Comments: No comments.

Traffic Engineering Comments: Driveway number, 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 projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

MAWWS Comments:

The plat illustrates the proposed 2-lot, 1.3± acre subdivision, which is located at 10 Oakland Avenue (East side of Oakland Avenue, 200'± North of Old Shell Road), in Council District 7. The applicant states the site is served by city water and sewer services.

The purpose of this application is to subdivide an existing metes-and-bounds parcel into two legal lots of record. The legal description actually consists of Lot 5, Block 1, Marston Place Subdivision, and a portion of the adjacent Lot 6 of that subdivision. The existing common interior property line is proposed to be shifted slightly to the West along an existing fence line to provide a compliant side yard setback off an existing carport on Lot 5 (proposed Lot B). Proposed lot A is vacant.

Lot 6, Block 1, Marston Place Subdivision, was parceled into two parcels in the 1960's, and the portion included in this application has changed owners twice and is now in an estate trust. The Northern portion of Lot 6 was developed shortly after the parceling and has remained under the same ownership since. Due to the length of time of separation, the fact that the Northern portion was developed long ago, and the fact that the Southern portion has changed ownership since the parceling, inclusion of the remainder of Lot 6 in this application would be impracticable.

The site fronts onto Oakland Avenue, a minor street with adequate right-of-way. While it is a minor right-of-way, access management is a concern. Each lot should be limited to one curb cut onto Oakland Avenue, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards, if the subdivision is approved.

As proposed, Lot B would exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. However, as Lot B is the existing Lot 5, Block 1, Marston Place Subdivision, with a very minor width shift,

and is basically the same width-to-depth ratio as originally recorded; therefore, a waiver of Section V.D.3., would be appropriate.

Each lot meets the minimum area and width requirements of the Subdivision Regulations; however, the size of Lot B is mislabeled on the preliminary plat with respect to the size in square feet. As on the preliminary plat, the Final Plat should also label each lot with its size in both square feet and acres, revised for the correct Lot B square footage, or a table should be furnished on the Final Plat providing the same information. The 25' minimum building setback line should also be illustrated on the Final Plat as on the preliminary.

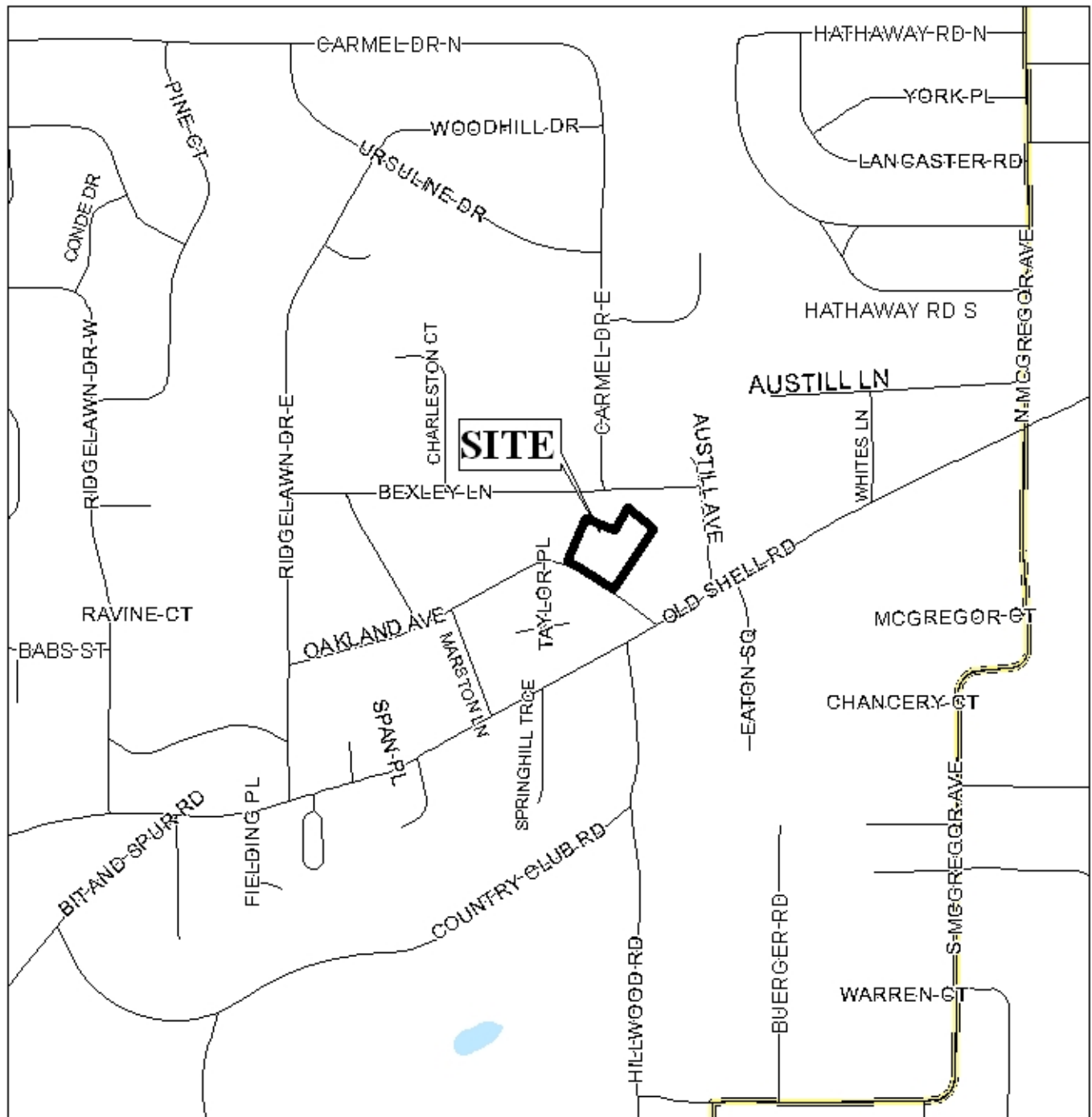
The Final Plat should also indicate the compliant side yard setback off the new property line for the existing carport along the West side of proposed Lot B.

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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With a waiver of Section V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Oakland Avenue, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) labeling of each lot with its size in acres and square feet, with the correction of the size in square feet for Lot B, or the furnishing of a table on the Final Plat providing the same information;
- 3) illustration of the 25' minimum building setback line on each lot;
- 4) illustration of a compliant side yard setback for the carport on the West side of Lot B; and
- 5) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



APPLICATION NUMBER 5 DATE December 1, 2011

Marston Place Subdivision, Re-subdivision of Lot 5

APPLICANT & Part of Lot 6

REQUEST Subdivision



NTS

MARSTON PLACE SUBDIVISION, RE-SUBDIVISION OF LOT 5 & PART OF LOT 6



APPLICATION NUMBER 5 DATE December 1, 2011

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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