

EDWARD & CYNTHIA DUNN SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit.

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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision which is located on the North side of Warsaw Avenue, 60'± West of Main Street, in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer services.

The purpose of this application is to create two legal lots of record from three legal lots of record. The site consists of three vacant lots each approximately 57' wide, all created prior to the adoption of the Subdivision Regulations and Zoning Ordinance. The applicant proposes to resubdivide the three into two lots each approximately 85.3' wide.

As proposed the lots would meet the minimum size and width standards of the Subdivision Regulations. The site fronts onto Warsaw Avenue with a compliant 60' right-of-way; therefore, no dedication would be required. A 25' minimum building setback line is illustrated on the plat and should also be shown on the final plat. As a means of access management, a note should be required on the final plat stating that each lot is limited to one curb cut to Warsaw Avenue, with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards.

The plat should be revised to label each lot with its size in both square feet and acres, or a table should be furnished on the final plat providing the same information.

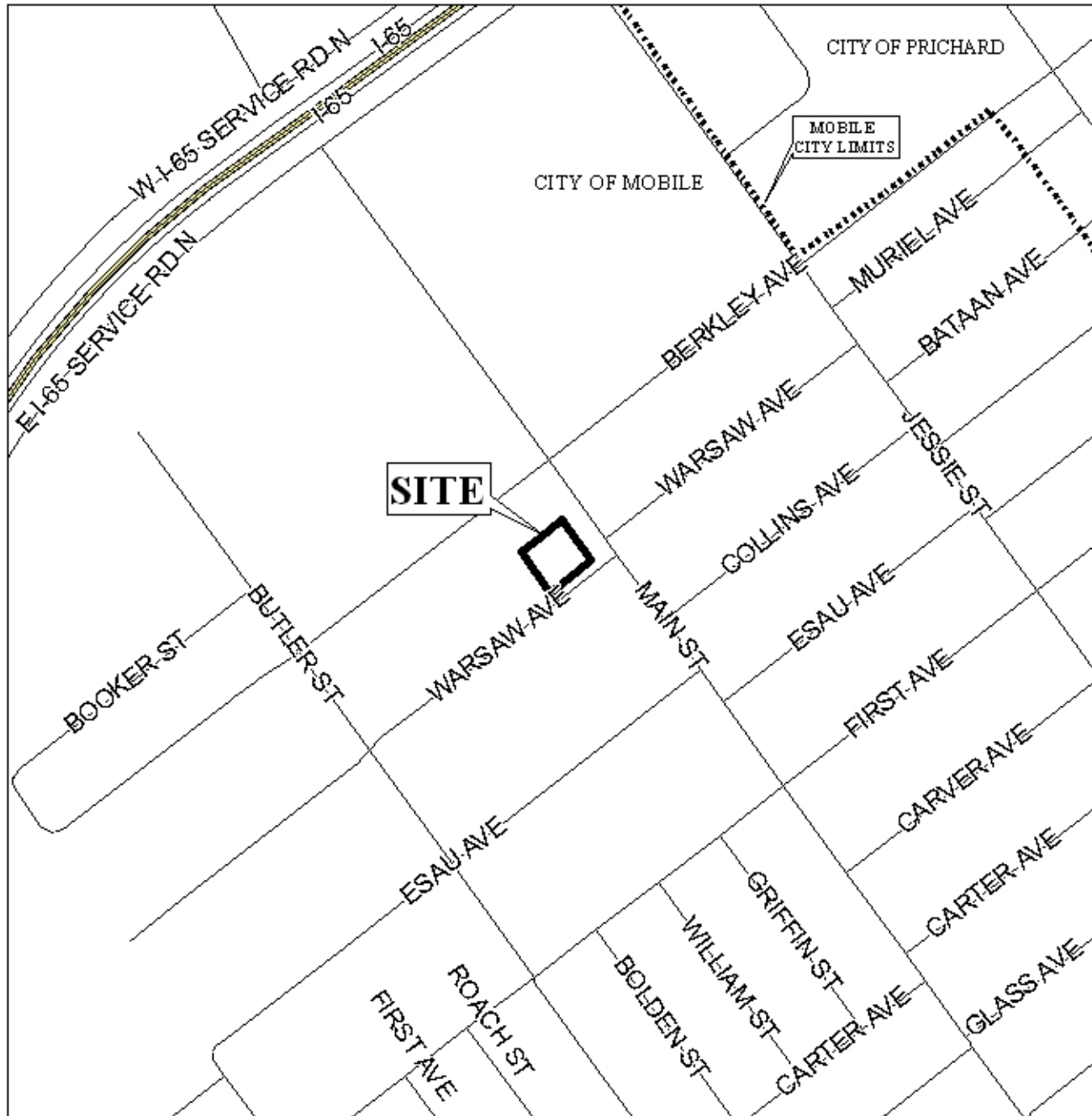
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state

and Federal regulations regarding endangered, threatened or otherwise protected species. Approvals must be obtained prior to land disturbance or permitting activities.

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

- 1) illustration of the 25' minimum building setback line along Warsaw Avenue;
- 2) placement of a note on the final plat stating that each lot is limited to one curb cut to Warsaw Avenue, with the size, location and design of each curb cut to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the plat to label each lot with its size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 4) placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, prior to the issuance of any permits or land disturbance activities; and
- 5) compliance with the Engineering comments: *(Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



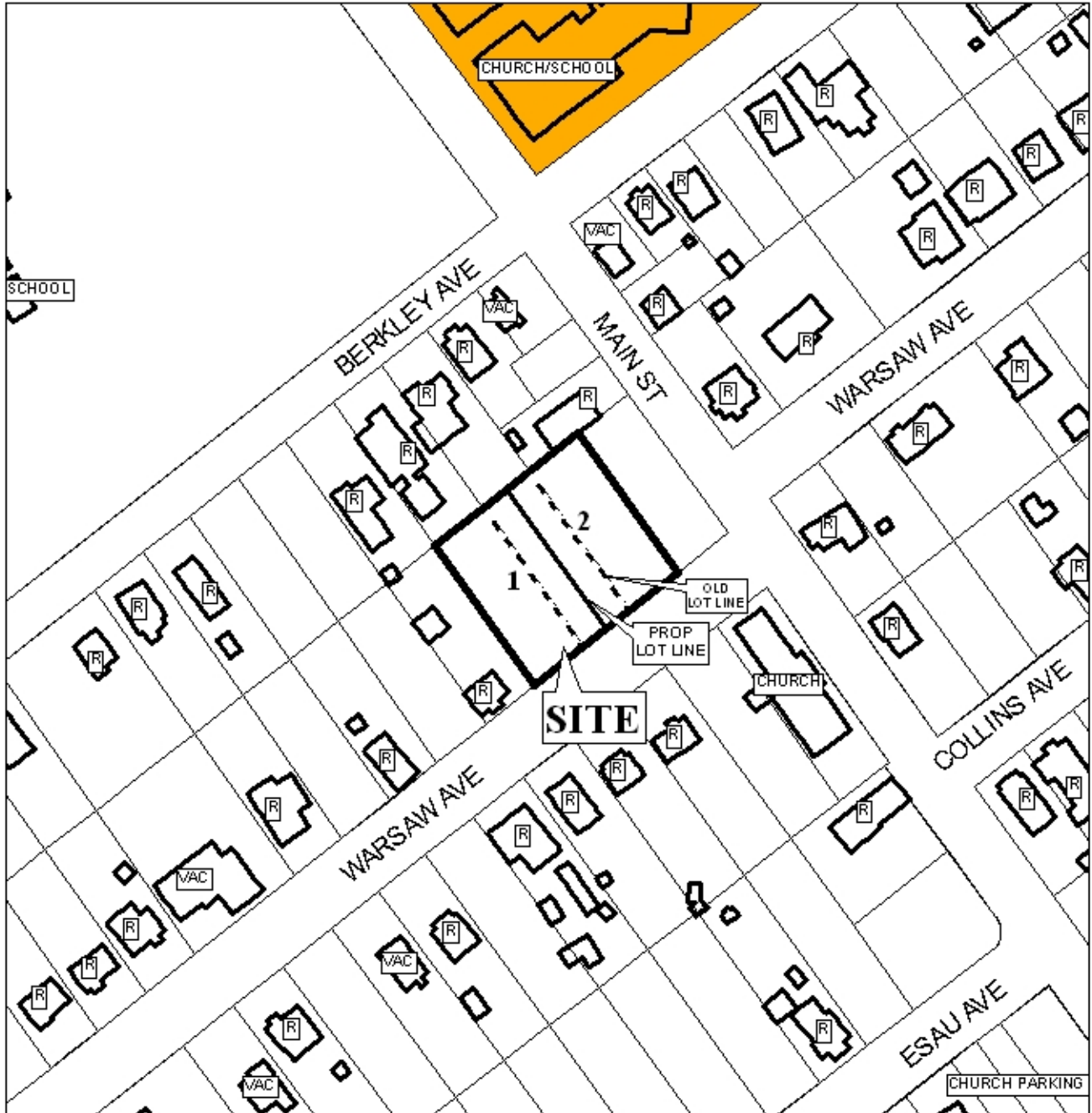
APPLICATION NUMBER 6 DATE October 21, 2010

APPLICANT Edward & Cynthia Dunn Subdivision

REQUEST Subdivision

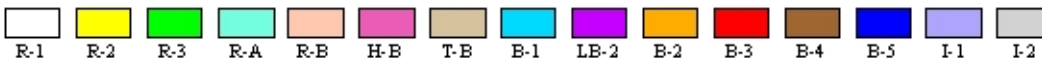


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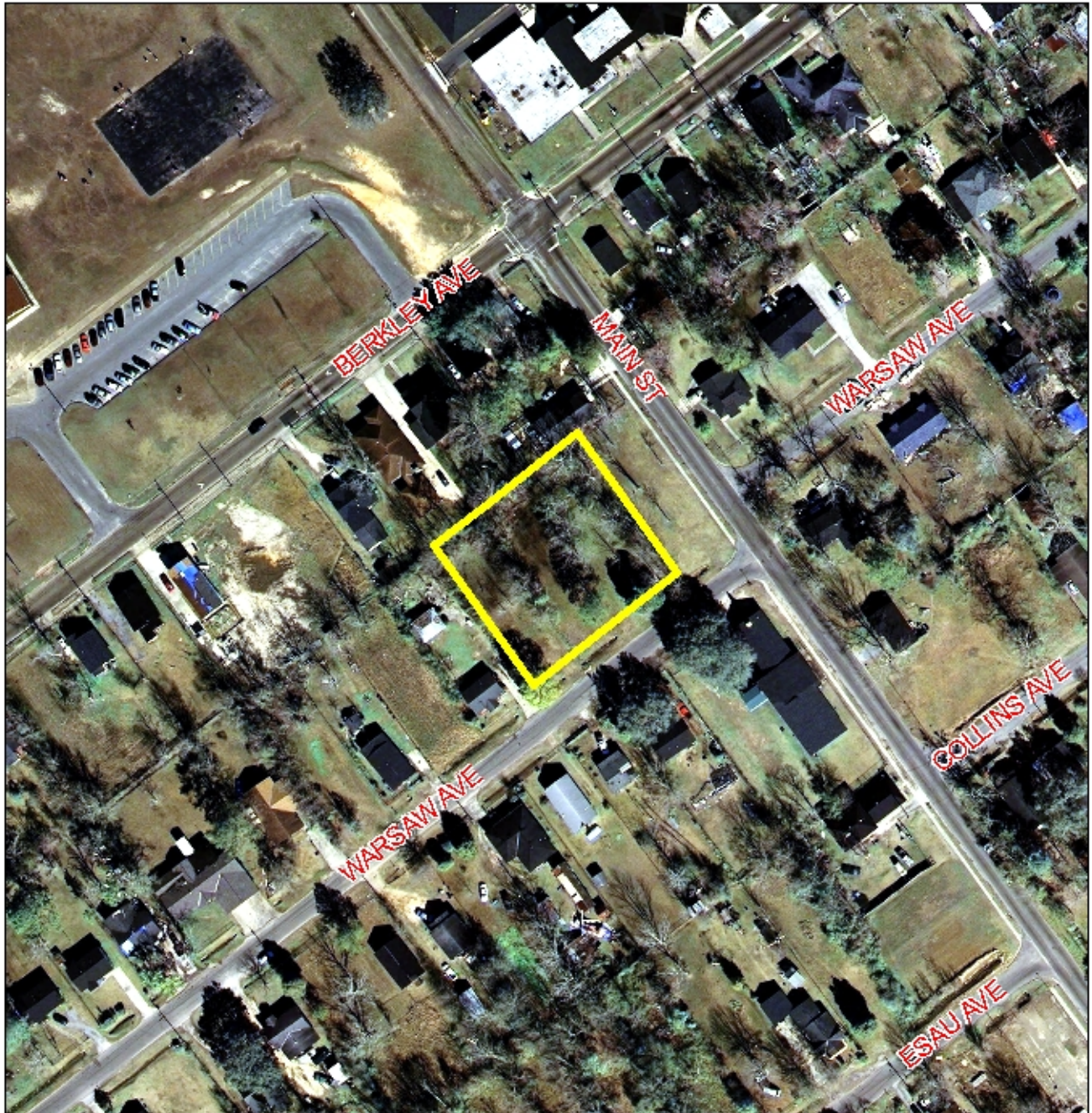
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LEGEND



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