

**LAFAYETTE HEIGHTS SUBDIVISION,**  
**RESUBDIVISION OF LOT 4 AND A PORTION OF**  
**LOT 3, BLOCK 2**

Engineering Comments: Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet. 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. 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-Rescue Department Comments:

MAWSS Comments:

The plat illustrates the proposed 1-lot, 0.2 $\pm$  acre subdivision which is located on the North side of Chatague Avenue, 125' $\pm$  West of Robbins Street, in Council District 2. The subdivision is served by public water and sanitary services.

The purpose of this application is to resubdivide an intact lot of record and a metes-and-bounds portion of another lot of record into one lot of record. The lot would meet the minimum standard requirements. The applicant demolished the previously existing single-family dwelling on the site and is attempting to obtain a building permit to replace it. However, since the site consists of an intact lot of record and a metes-and-bounds portion of another lot of record, the permit cannot be issued until the site is made into a single lot since the metes-and-bounds portion was apparently created after the 1952 adoption of the Subdivision Regulations. The applicant's deed submitted with the application indicates the current legal description at the time of purchase in 1976. The adjacent property to the East which contains the remaining portion of Lot 3 has changed owners amongst family members at least twice since that time and the current owner does not wish to participate in this subdivision.

The proposed subdivision is located between Chatague Avenue and what is labeled as Bert Street on the plat, but which is actually an unnamed and unopened standard 20' alley. Chatague Avenue is indicated with a non-compliant 30' right-of-way and dedication to provide 25' from centerline would normally be required. However, since the site is at the dead end of Chatague Avenue and a similar subdivision was approved in 2006 within the same block approximately 270' East of the site without dedication, it would stand that dedication should not be required in this instance and Section VII.A.1. of the Subdivision Regulations should be waived. The 25'

building setback line should also be measured from the existing right-of-way line as was approved in that previous subdivision.

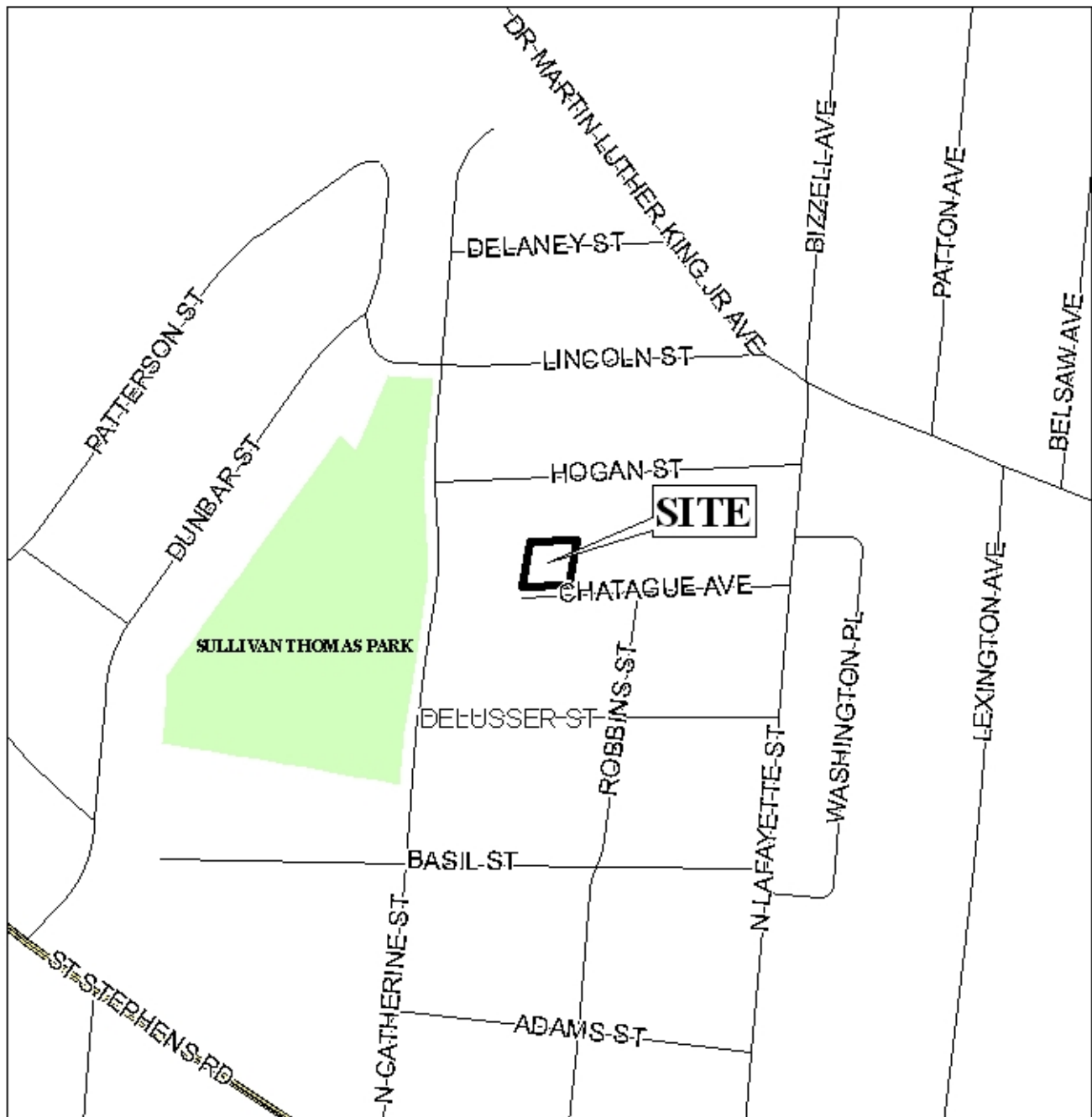
As a means of access management, a note should be required on the final plat stating that the lot is limited to one curb cut to Chatague Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Also, a note should be required on the final plat stating that access to the unopened, unnamed alley to the rear is denied until such time that it is developed to standards. The lot should be labeled on the final plat with its size in 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 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 VII.A.1., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) illustration of a 25' minimum building setback line as measured from the existing right-of-way line along Chatague Avenue;
- 2) placement of a note on the final plat stating that the lot is limited to one curb cut to Chatague Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that the lot is denied direct access to the unnamed, unopened alley to the rear until such time it is developed to standards;
- 4) labeling of the lot on the final plat with its size in square feet, or the furnishing of a table on the plat providing the same information;
- 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; and
- 6) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit).*

## LOCATOR MAP



APPLICATION NUMBER 6 DATE November 19, 2009

APPLICANT Lafayette Heights Subdivision, Resubdivision of Lot 4 and a Portion Lot 3, Block 2

REQUEST Subdivision



NTS

# LAFAYETTE HEIGHTS SUBDIVISION, RESUBDIVISION OF LOT 4 AND A PORTION OF LOT 3, BLOCK 2



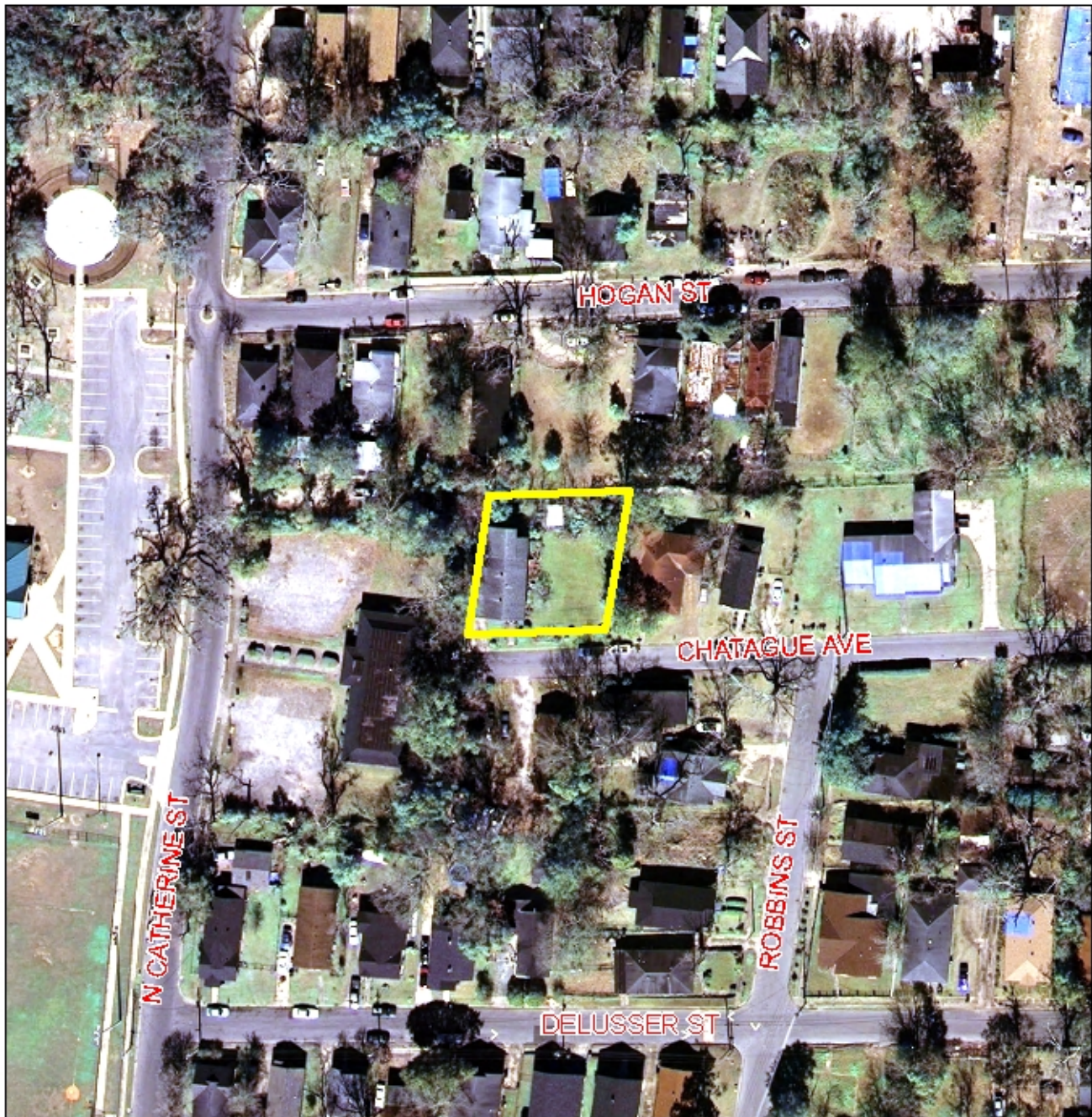
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LEGEND R-1 R-2 R-3 R-A R-B H-B T-B B-1 LB-2 B-2 B-3 B-4 B-5 I-1 I-2





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