

## **BETTY J. WILLIAMSON 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 1.4 $\pm$  acre, two lot subdivision which is located at 1754 Staples Road and 3901 Alta Vista Road (North side of Staples Road, 205' $\pm$  East of Alta Vista Drive, extending to the East side of Alta Vista Drive, 280' $\pm$  North of Staples Road). The subdivision is served by city water and sanitary facilities.

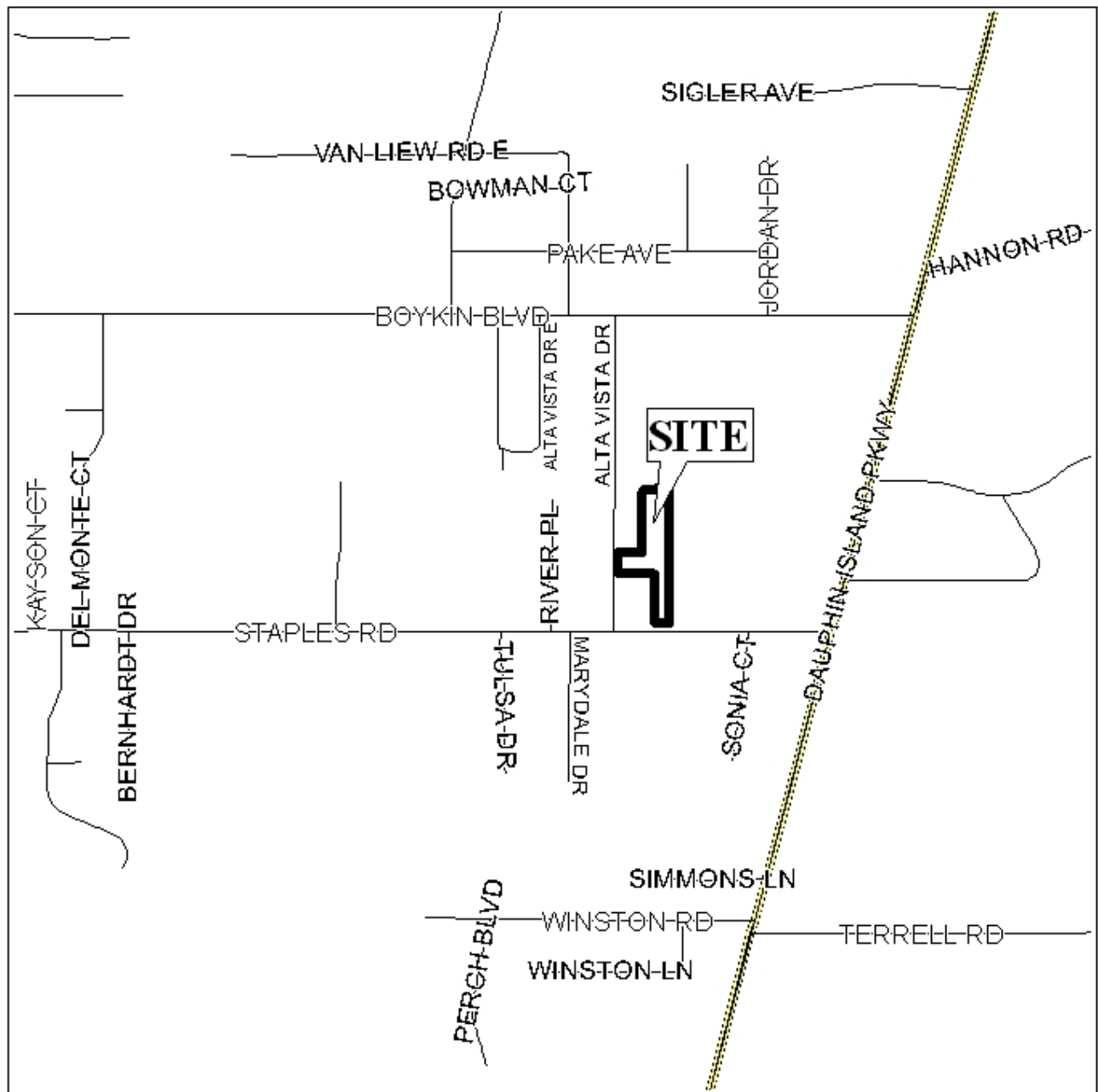
The purpose of this application is to subdivide several metes and bounds parcels into two legal lots of record. The existing configuration of metes and bounds parcels has occurred over time through the acquisition and incorporation of the rear portions of parcels fronting on Alta Vista Drive into a legal lot of record on Staples Road. The parent parcel from which one of the acquired parcels was taken has changed hands several times; thus making it difficult if not impossible to require the current owner to participate in the subdivision. The other parcel, however, was only recently divided and therefore is a part of the subdivision.

While the proposed configuration is not necessarily desirable, it does not violate the requirements/allowances of the subdivision regulations. It should be noted that as the site is located within the City of Mobile, and as it is zoned R-1, Single-Family Residential, the only use of the property can be a single-family dwelling. The size and configuration of the property does not lend itself to resubdivision to create additional lots.

The 25' building setback is not shown but will be required on the final plat.

Based on the preceding, it is recommended that the plat be granted Tentative Approval, subject to the following condition: 1) placement of the required 25' building setback line on the final plat.

# LOCATOR MAP



APPLICATION NUMBER 7 DATE December 7, 2006

APPLICANT Betty J. Williamson Subdivision

REQUEST Subdivision



NTS

# BETTY J. WILLIAMSON SUBDIVISION



APPLICATION NUMBER 7 DATE December 7, 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
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