

WM. MOSELY'S PROPERTY SUBDIVISION, **RESUBDIVISION OF LOTS 1, 2 & 3**

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. Additional fire hydrants may be required.

The plat illustrates the proposed 3 lot, 0.4 ± acre subdivision which is located on the West side of North Lafayette Street, extending from Bert Street to Chatague Avenue and is in City Council District 2. The subdivision is served by public water and sanitary sewer.

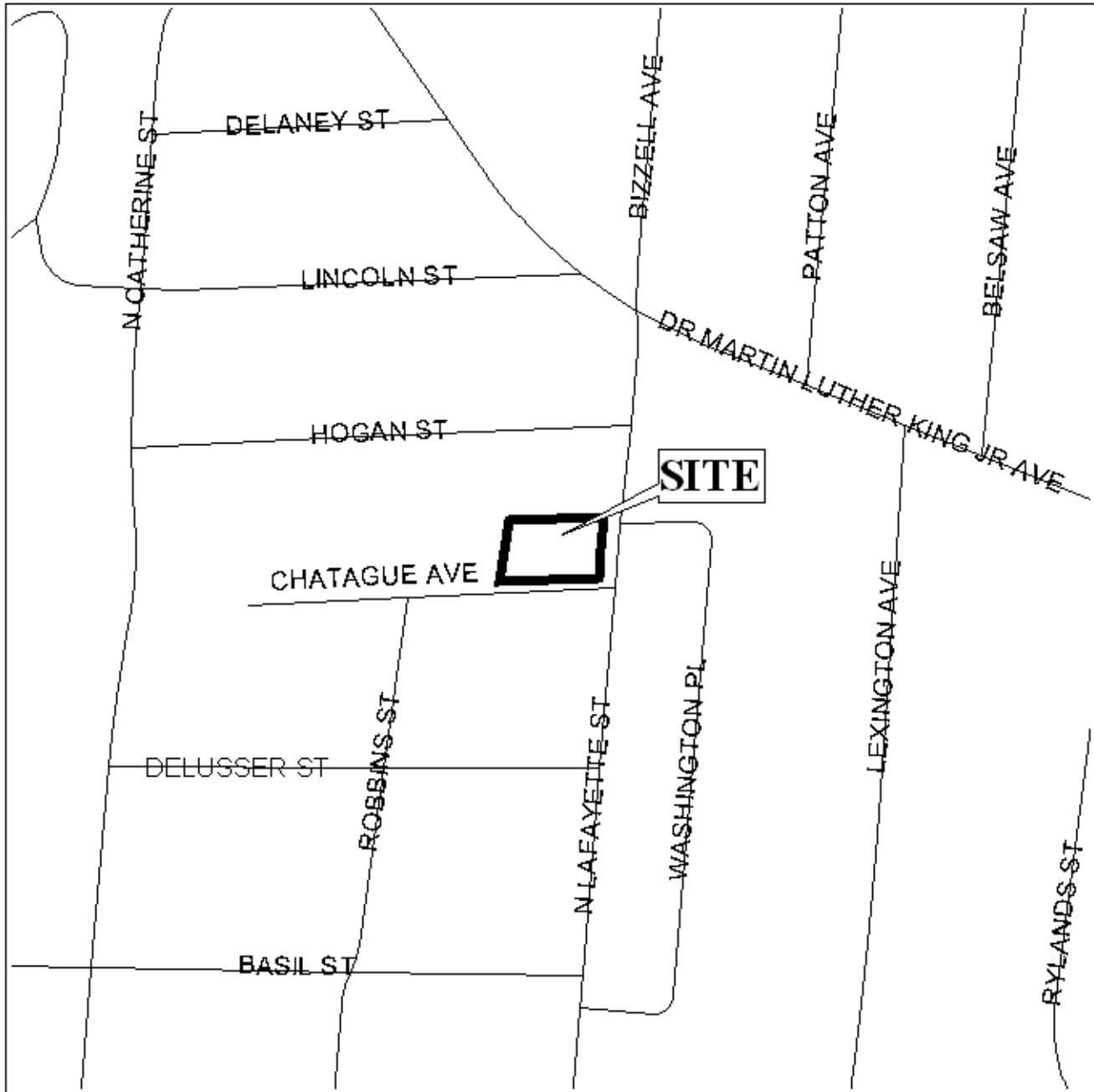
The purpose of this application is to resubdivide three lots of record.

As shown on the plat, the existing lots are substandard in size. The applicant is simply reconfiguring the same number lots to provide frontage on Chatague Avenue, a substandard street with a right-of-way of 30-feet. Therefore, the dedication of 25-feet from the centerline of Chatague Avenue would be required; thus a waiver of Section V.D.1. of the Subdivision Regulations is necessary. Additionally, as a means of access management, access to Bert Street (a substandard street) is denied. According to City Engineering, there is no documentation of Bert Street ever being opened, paved or vacated. Moreover, the vacation of Bert Street may be a possibility since it is not opened. This would provide the same square footage as would be dedicated.

The final plat should illustrate the 25-foot setback as measured from the property line after dedication.

With a waiver of Section V.D.1., the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of a 25-feet from the centerline of Chatague Avenue; 2) the illustration of the 25-foot setback lines as measured from the property line after dedication; and 3) full compliance with Fire Department comments (*Additional fire hydrants may be required*).

LOCATOR MAP



APPLICATION NUMBER 7 DATE January 5, 2006

APPLICANT Wm. Moseley's Property Subdivision, Resubdivision of Lots 1, 2, & 3

REQUEST Subdivision



NTS

WM. MOSELEY'S PROPERTY SUBDIVISION, RESUBDIVISION OF LOTS 1, 2, & 3



APPLICATION NUMBER 7 DATE January 5, 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