

NEESE'S ADDITION TO CRICHTON SUBDIVISION, RESUBDIVISION OF LOTS 6 & 7, BLOCK J

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Narrow driveway on Union Avenue to a standard width of twenty four feet.

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 additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1 lot, 0.4± acre subdivision which is located at 262 Union Avenue (East side of Union Avenue, 201'± North of Spring Hill Avenue), in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create one legal lot of record from two existing legal lots of record. An existing commercial building on the site is proposed to be removed.

The proposed lot meets the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations, and the lot size is labeled on the plat in square feet. The plat should be revised to label the lot size in both square feet and acres, or a table should be provided on the plat indicating the same, if approved. The proposed lot also has adequate frontage along a public right-of-way.

The site fronts Union Avenue, which is a minor street, with a compliant 50' right-of-way; therefore, no dedication for further right-of-way should be required. A note should be required on the final plat stating that the site is limited to one curb cut to Union Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

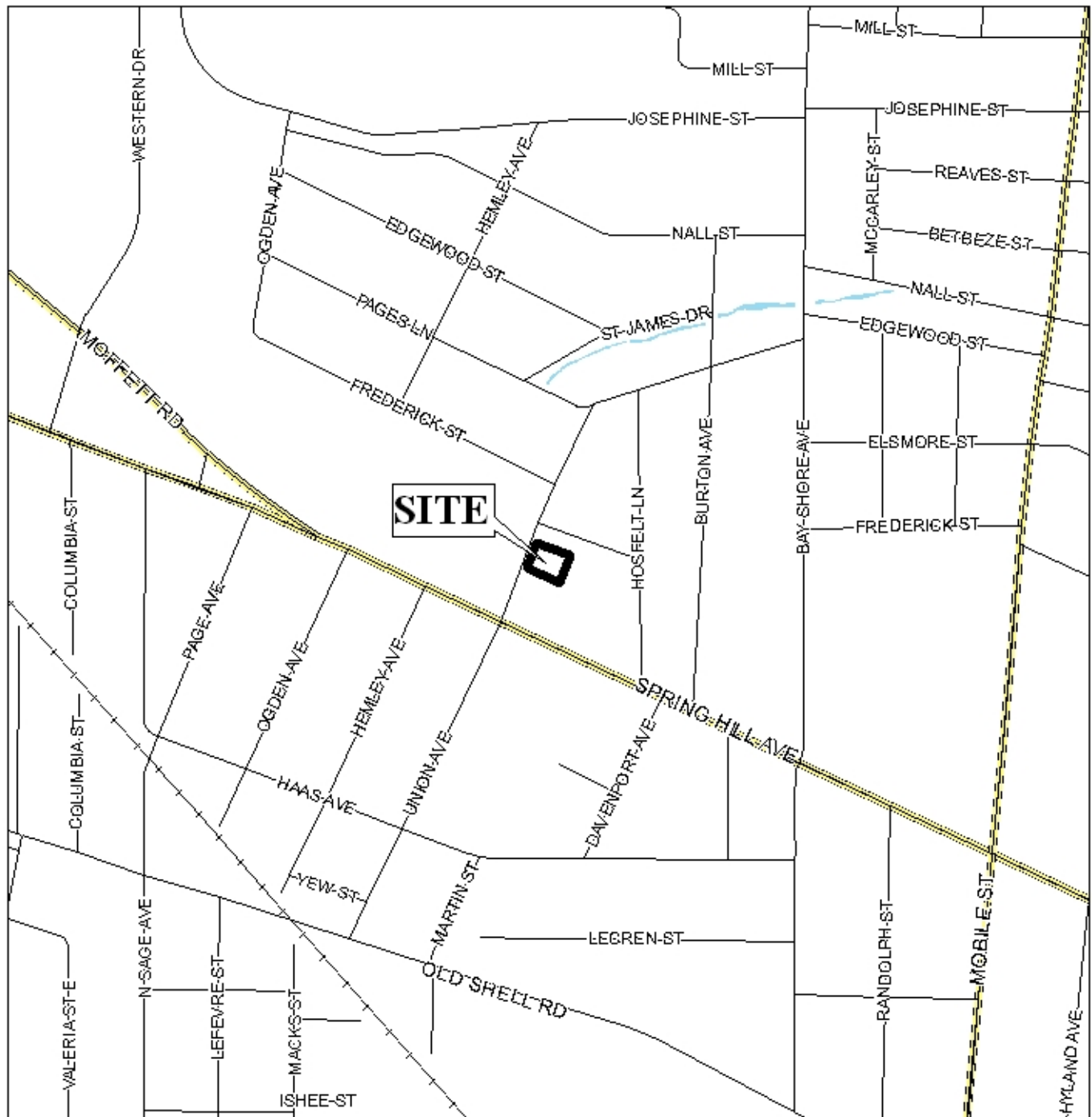
The 25-foot minimum building setback line is depicted on the preliminary plat and should also be depicted on the final plat.

Finally, 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.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to label the lot size in both square feet and acres, or the furnishing of a table on the final plat providing the same information;
- 2) placement of a note on the final plat stating that the site is limited to the existing curb cut to Union Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards, and widened to a standard 24' width;
- 3) depiction of the 25' minimum building setback line as on the preliminary plat;
- 4) compliance with Engineering comments: *(Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet post 1984 will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer);*
- 5) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) full compliance with all municipal codes and ordinances.

LOCATOR



APPLICATION NUMBER 9 DATE February 17, 2011

Neese's Addition to Crichton Subdivision,

APPLICANT Resubdivision of Lots 6 & 7, Block J

REQUEST Subdivision



NTS

NEESE'S ADDITION TO CRICHTON SUBDIVISION, RESUBDIVISION OF LOTS 6 & 7, BLOCK J



APPLICATION NUMBER 9 DATE February 17, 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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RESUBDIVISION OF LOTS 6 & 7, BLOCK J**

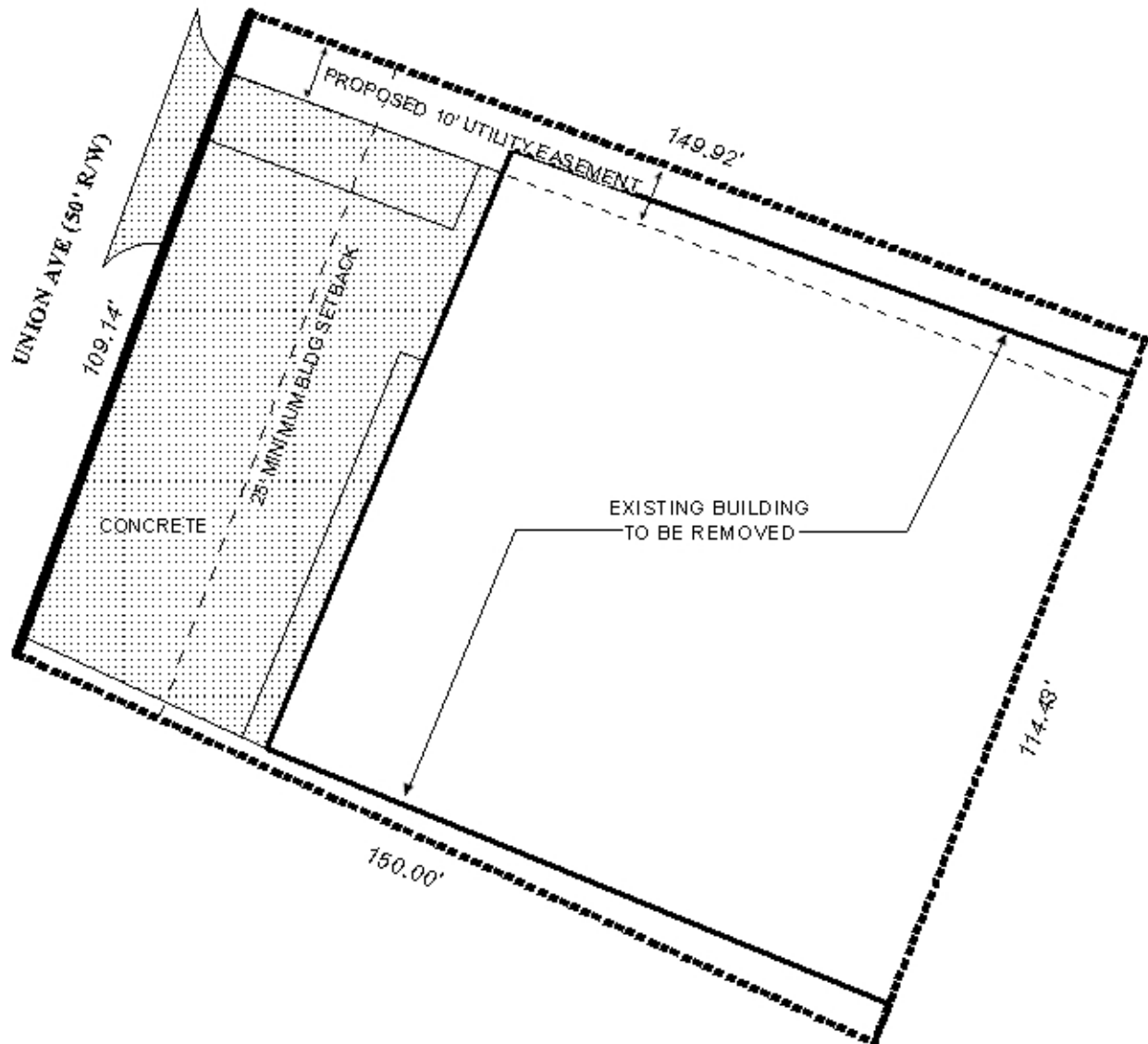


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DETAIL SITE PLAN



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