

TANNER SUBDIVISION, RESUBDIVISION OF LOT 4

Engineering Comments: Show limits of x-shaded flood zone on plat. Show minimum finished floor elevation on each lot. No fill without land disturbance permit. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. 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: No comments.

Mobile Area Water & Sewer System Comments: No comments

The plat illustrates the proposed 1.4± acres, two-lot subdivision, which is located on the North side of Arc Road, 125'± East of Inerarity Road, in city council district 4. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to re-subdivide an existing lot of record into two lots.

The site has frontage on Arc Road, a public street with a 50' right-of-way, and an unopened extension of Van Liew Road with a 40' right-of-way; therefore a note should be placed on the final plat stating that each lot is limited to one curb cut to Arc Road, with the size, location, and design to be approved by Traffic Engineering. A note should also be place on the final plat denying each lot access to Van Liew Road.

Since Van Liew Road is a substandard right-of-way, dedication would be required to provide 50' from the centerline.

A 30' minimum front building setback along Arc Road is depicted on the plat, as recorded on the original subdivision. The final plat should show a minimum 25' building setback line.

A dwelling currently exists on proposed Lot A but is not depicted on the plat. If the dwelling is to remain, it should be depicted on the final plat as meeting the required setback off the interior lot line, and meeting the required combined side yards total.

The plat did not indicate the size of the lots in square footage; therefore the plat should be revised to label each lot with its size in square feet, or a table should be provided on the plat depicting the same information.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

1. the placement of a note on the final plat stating that each lot is limited to one curb cut to Arc Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
2. the placement of a note on the final plat denying each lot access to Van Liew Road;
3. depiction of the 25' minimum building setback line along Arc Road;
4. dedication to provide 50' from the centerline of Van Liew Road;
5. inclusion of the existing structure(s) on Lot A on the final plat to verify setback compliance off the interior lot line between Lots A and B, and compliance with the required combined side yards total for Lot A;
6. subject to the Engineering Comments (*Show limits of x-shaded flood zone on plat. Show minimum finished floor elevation on each lot. No fill without land disturbance permit. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.*); and
7. revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.

LOCATOR MAP



APPLICATION NUMBER 9 DATE August 2, 2007

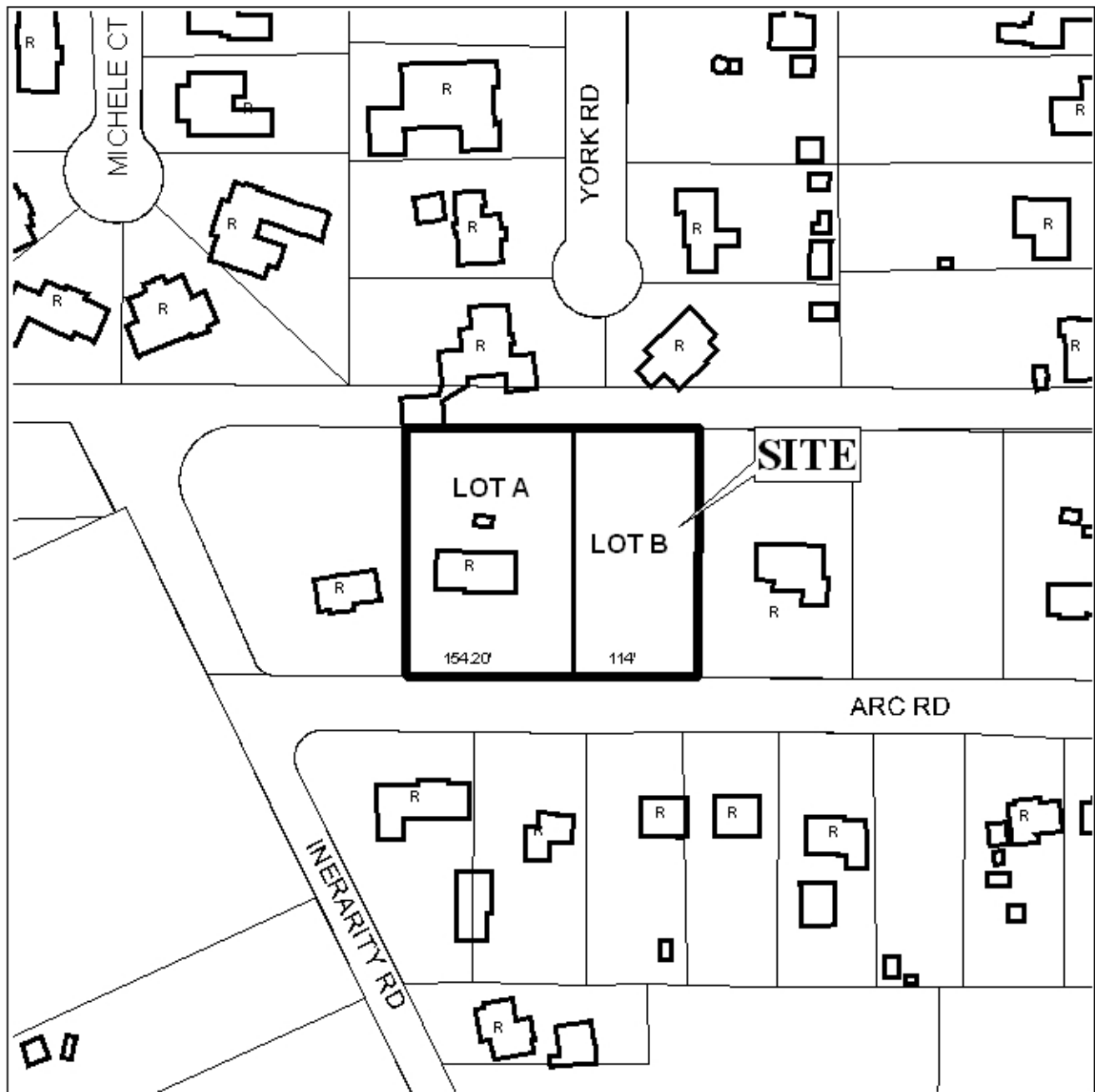
APPLICANT Tanner Subdivision, Resubdivision of Lot 4

REQUEST Subdivision



NTS

TANNER SUBDIVISION, RESUBDIVISION OF LOT 4



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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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