

EZELL HOUSE ANNEX SUBDIVISION

Engineering Comments: All storm water must tie to City of Mobile storm drainage system. Due to the existing undersized system, as much storm drainage detention as possible should be provided on-site. 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: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System 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 0.5± acre, 3 lot subdivision, which is located on the southwest corner of Conti Street and South Hamilton Street, in city council district 2. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a three lot subdivision from three metes and bounds parcels.

The site fronts Conti Street and South Hamilton Street. There is no depiction of the 25' building setback lines, rights-of-way, lot square footage, or adequate radii on the corner of Conti and South Hamilton Streets. It is also apparent that the lots do not meet the minimum size requirements. However, the site is located within a B-4 zoning district in the downtown core area. Therefore, there are no requirements for building setbacks, parking, or minimum lot size. All that is recommended are depiction of the rights-of-way, lot square footage, and the 10' radius on the street corner.

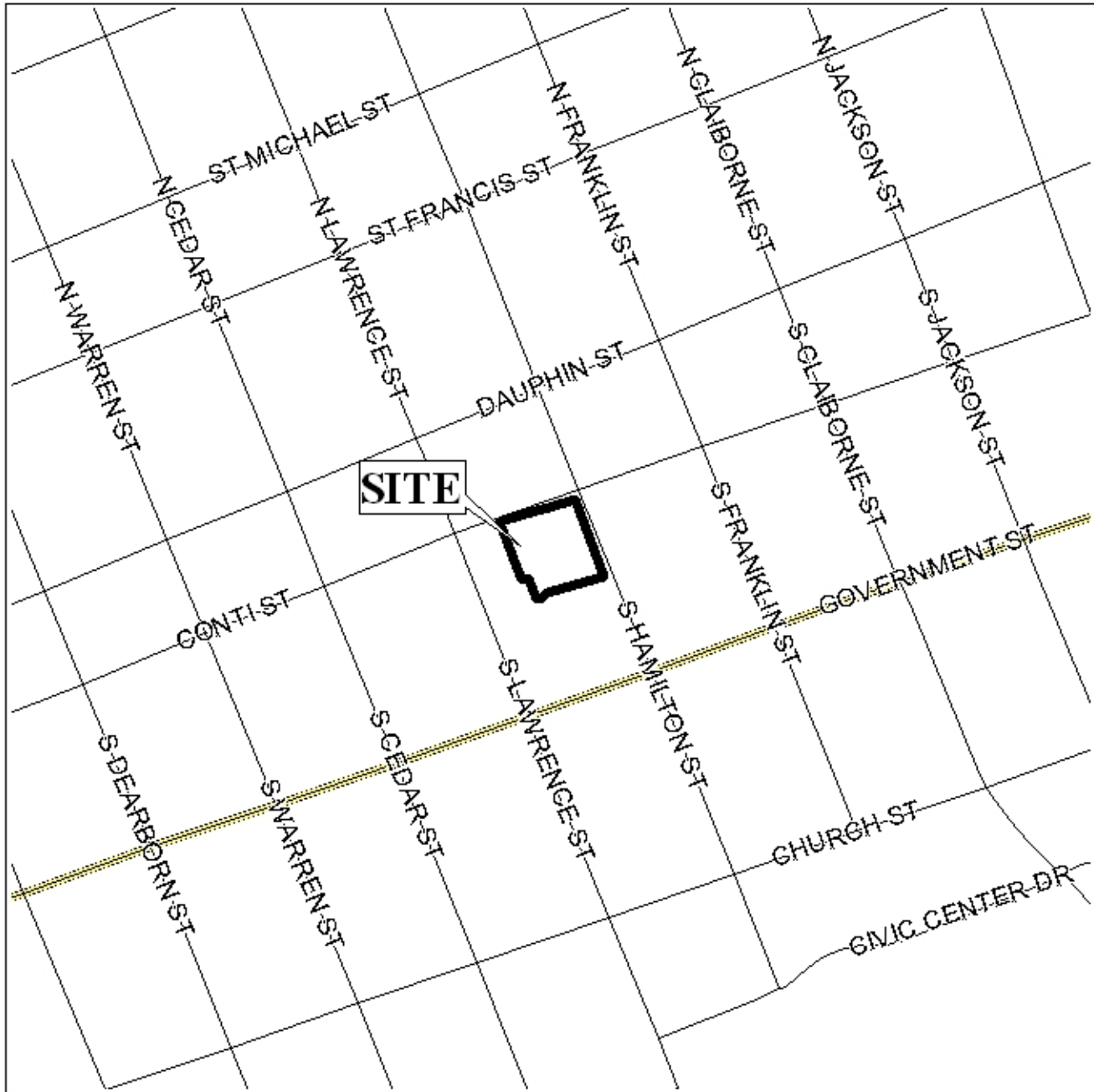
Linear feet on Conti Street include: 63' for lot 3, 50' for lot 2. Lot 1 has a lineal feet frontage of 53' on Conti Street and 155' on South Hamilton Street. It is recommended that lot 1 be limited to one curb cut per street frontage, and lots 2 and 3 shall be limited to existing curb cuts, if any,

with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

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. labeling of the lots with their sizes in square feet, or the provision of a table on the final plat with the same information;
2. placement of a note on the final plat stating that the site is limited to one curb cut per lot, with lot 1 curb cut restricted to South Hamilton Street, with sizes, locations, and designs are to be approved by Traffic Engineering, and conform to AASHTO standards
3. 10' radius on the street corner of Conti Street and South Hamilton Street; and
4. depiction of rights-of-way for Conti Street and South Hamilton Street.

LOCATOR MAP



APPLICATION NUMBER 12 DATE September 20, 2007

APPLICANT Ezell House Annex Subdivision

REQUEST Subdivision



NTS

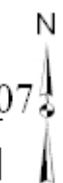
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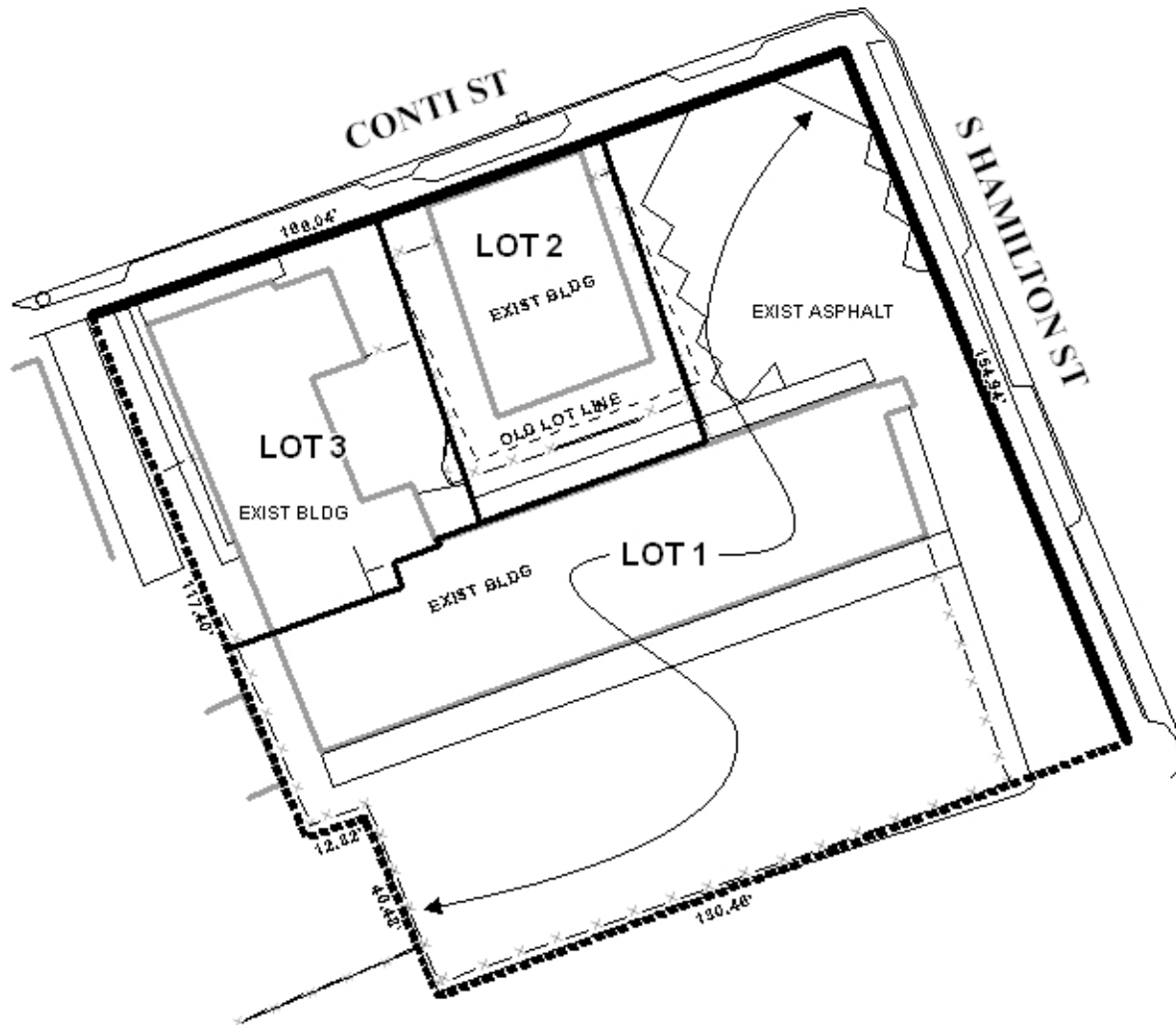
LEGEND

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



NTS

DETAIL SITE PLAN



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REQUEST Subdivision



NTS