

WEST CHURCH STREET COMMUNITY DEVELOPMENT MAP NO. 31 SUBDIVISION

Engineering Comments: Prior to plat being signed by Engineering Department, an Engineer must evaluate receiving stream to verify adequacy to receive any increase in stormwater run-off. 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 number, sizes, 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 0.7 ± acre, 6 lot subdivision which is located on the west side of South Scott Street, extending from Monroe Street to Canal Street, and the southeast corner of Monroe Street and South Scott Street, and is in Council District 2. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide 6 existing parcels into 6 legal lots. Due to the age of the existing parcels, they are considered legal building sites, even though the parcels range in size from approximately 1,500 square feet to approximately 10,300 square feet; this application proposes to redistribute the property boundaries to provide more equitable lots, ranging in size from 4,198 square feet to 5,247 square feet. The proposed lots would be in character with the surrounding area, as many of the lots in the vicinity are of similar size and shape. Because the total number of legal building sites will not be changed, a waiver of Section V.D.2. of the Subdivision Regulations would be appropriate.

The site fronts onto three streets: Monroe Street and South Scott Street, both minor streets, and Canal Street, a major street, and its service road. The existing right-of-way widths for all streets comply with the minimum requirements.

The 25-foot minimum building setback line, required by Section V.D.9. of the Subdivision Regulations, is not shown on the preliminary plat. The site is located in the Church Street East Historic District, thus the provisions contained within the Zoning Ordinance's Historic District Overlay apply. The Historic District Overlay allows front, side and rear setbacks to be established according to the local context. It should also be noted that this portion of the Church Street East Historic District was rezoned in 1998 from R-B, Residential-Business district, to R-1, Single-Family residential district, but retained the less restrictive setback and site coverage

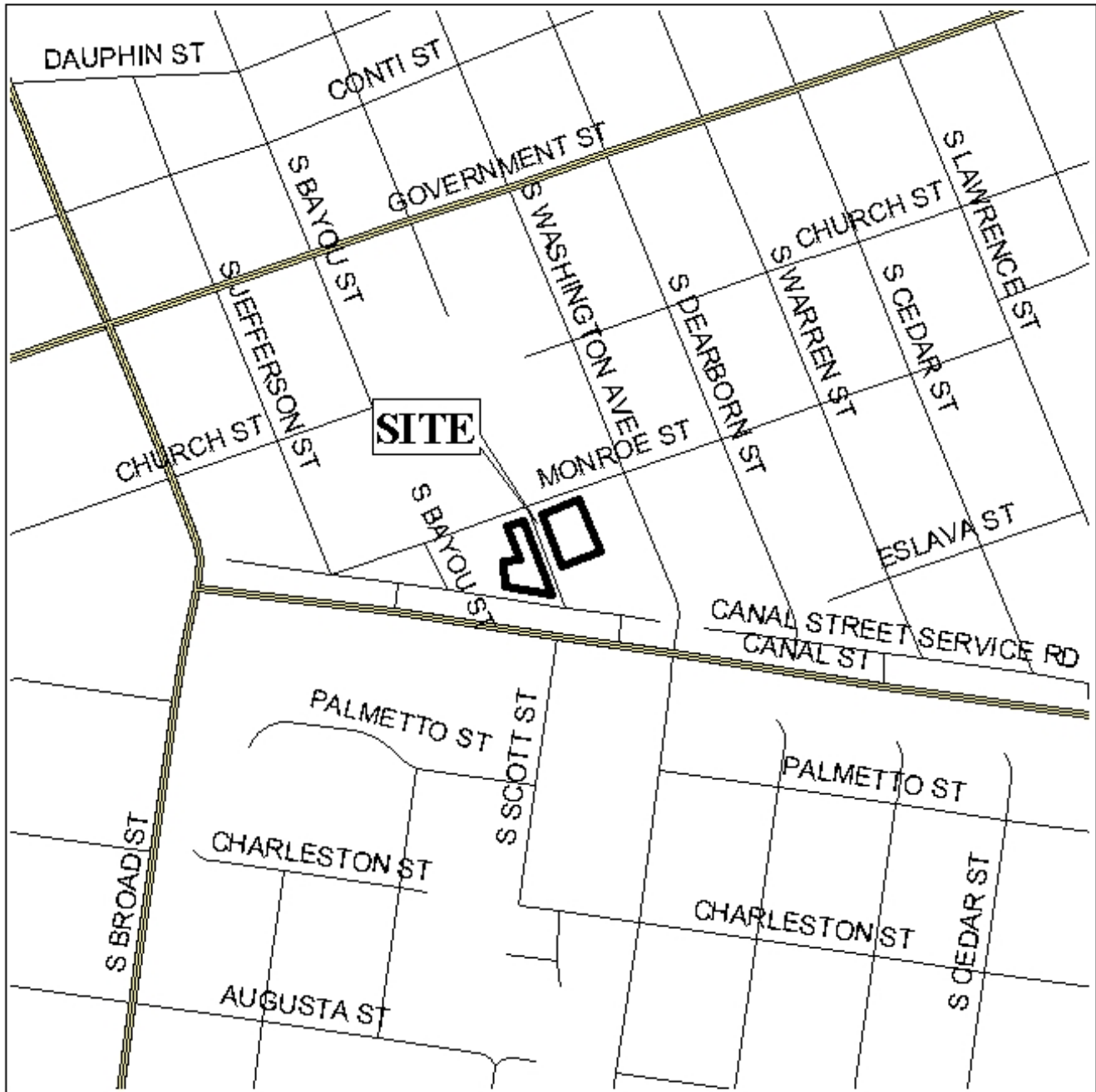
requirements of the R-B district. Thus the subdivision site will be subject to the less restrictive of the R-B and Historic District Overlay setback and site coverage allowances. Therefore, the 25-foot minimum setback requirement of Section V.D.9. should be waived.

Due to the site's location in a historic district, any development plans for the site must be submitted to the Architectural Review Board for review.

Heritage trees may occur on the site or in the right-of-way adjacent to the site. The applicant should consult with Urban Forestry before undertaking any onsite work that may result in damage to or removal of trees on the lots or in the adjacent rights-of-way. Furthermore, each lot should be limited to a maximum of one curb-cut each, with the location, size, and design of any proposed curb cuts to be approved by Urban Forestry and Traffic Engineering.

With a waiver of Sections V.D.2. and V.D.9., the plat is recommended for Tentative Approval subject to the following conditions: 1) placement of a note on the Final Plat stating that each lot be limited to one curb-cut, with the size, location and design to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards, and; 2) full compliance with all other municipal codes and ordinances.

LOCATOR MAP

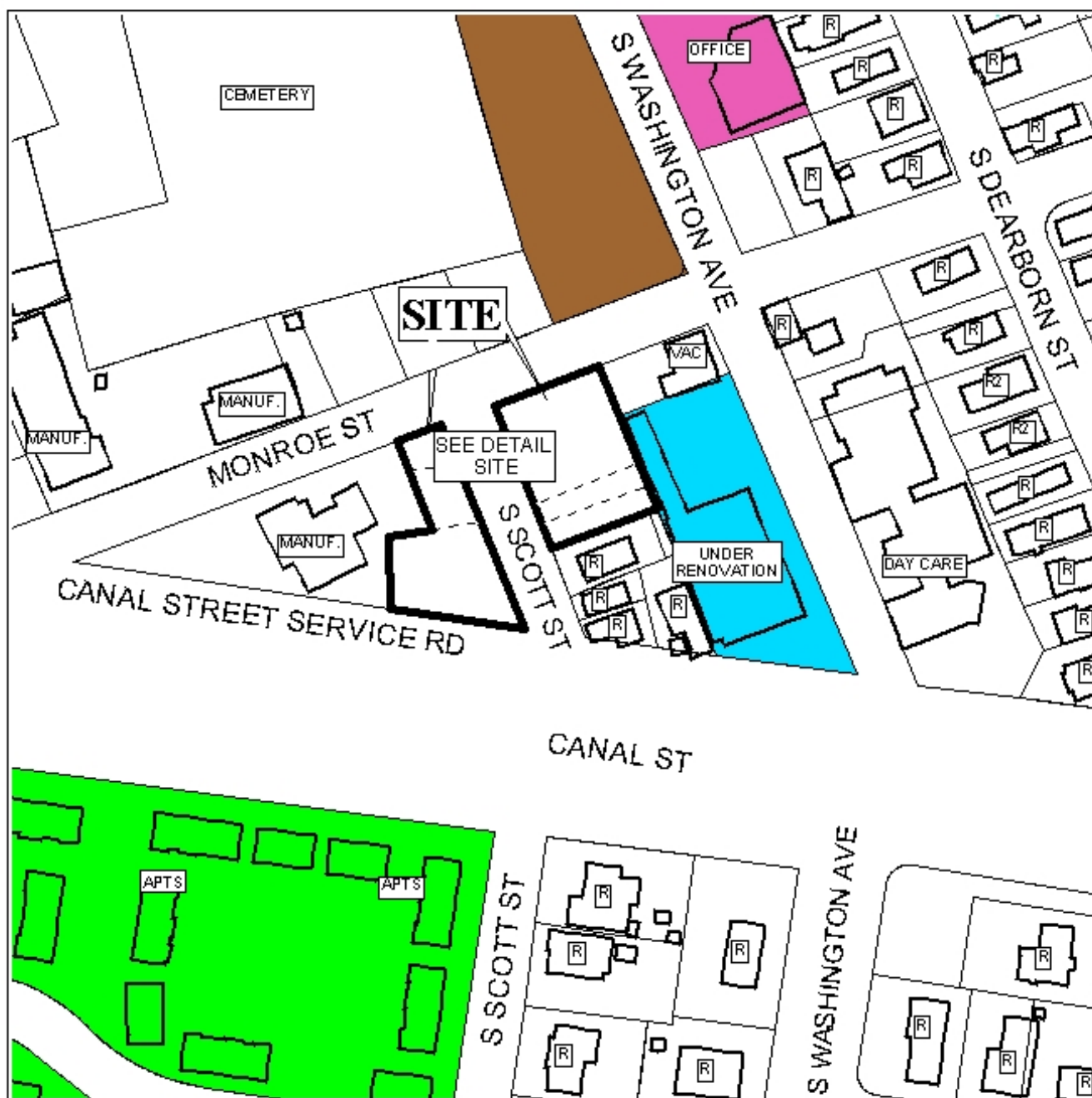


APPLICATION NUMBER 12 DATE August 4, 2005
APPLICANT West Church Street Community Development Map No. 31 Subdivision
REQUEST Subdivision



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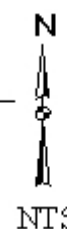
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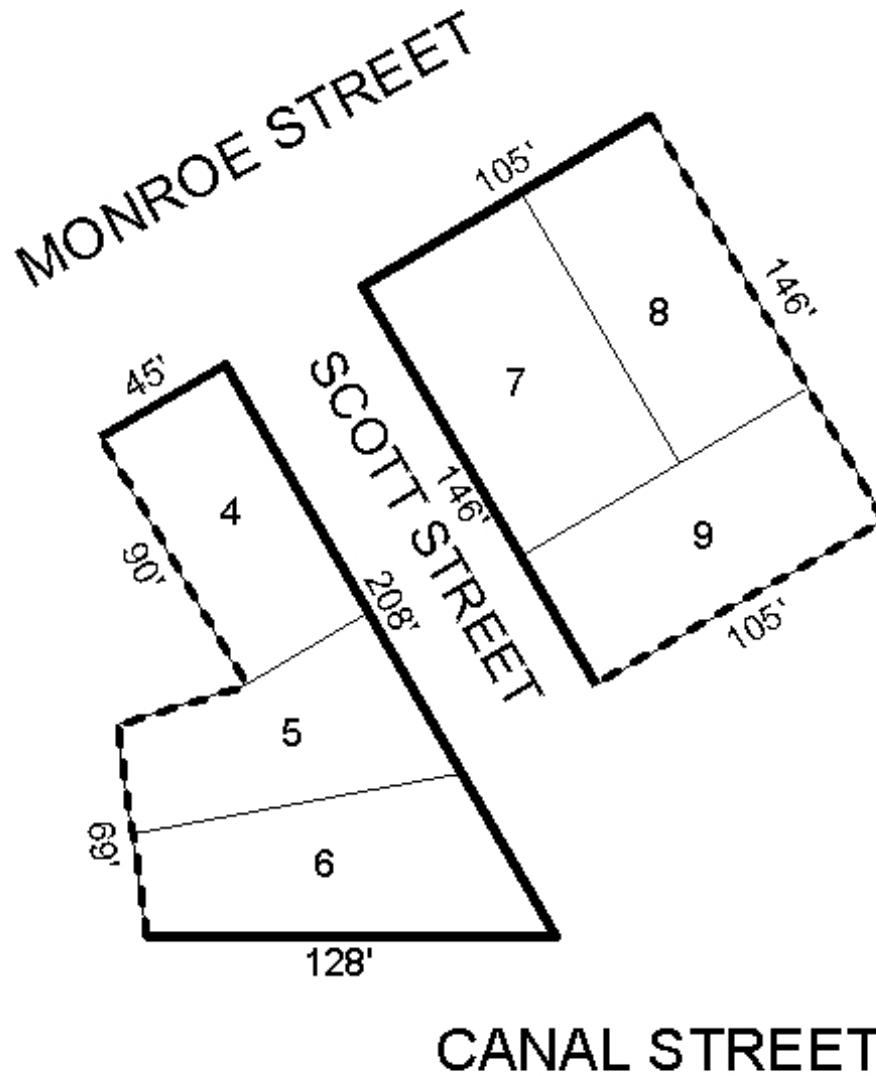
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LEGEND

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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DETAIL SITE PLAN



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