

CORINNE WHITING PLACE SUBDIVISION

Engineering Comments: Label each lot showing the required minimum finished floor elevation (MFFE). The site is located in the AE Flood Zone; add a note to the plat stating that there is to be no fill brought onto the property without the approval of the City Engineer. Must comply with all other 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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 5.0± acre, 3 lot subdivision, which is located on the South side of Venetia Road, ¼ mile± West of Point Legere Road, in City Council District 4. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to move interior lot lines between three existing lots of record.

The site fronts Venetia Road, a minor street with sufficient right-of-way. No right-of-way dedication is required.

As proposed, Lots 1, 2, and 3 have approximately 40 feet, 60 feet, and 100 feet of frontage, respectively, along Venetia Road. Therefore, Lot 3 should be limited to one curb cut, while Lots 1 and 2 should be limited to one shared curb cut.

As illustrated, the common line between Lots 1 and 3 currently follows the footprint of an existing dwelling. The applicant now intends to demolish this structure and straighten the interior lot line. The common line between Lots 1 and 2 will also be moved approximately 375' to the North.

It should be noted that Lots 1 and 3 are both substandard with regards to shape and depth. However, since both are existing lots of record, and are in character for properties fronting Dog River, a waiver of Sections V.D.1 and V.D.3 of the Subdivisions will be appropriate.

Section V.D.2 of the Subdivision Regulations states that lots shall be at least 60' in width at the minimum building setback line. Therefore, the minimum building setback line on Lot 1 should

be revised to provide 25' from where the "pole" meets the "flag" portion of the lot. A note should also be placed on the final plat stating that no future subdivision of Lot 1 will be allowed until additional frontage on a public street is provided.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

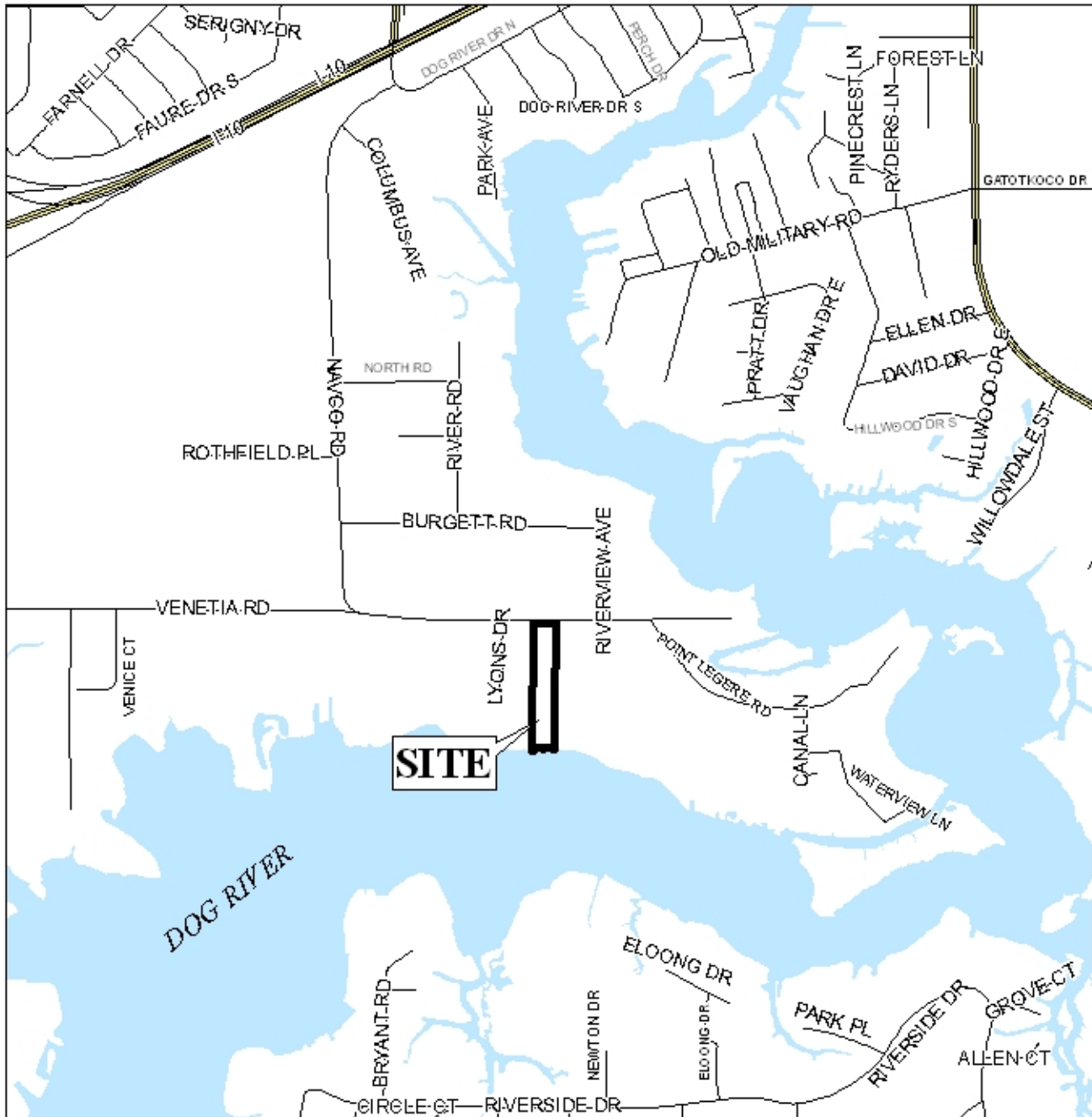
The site is bounded to the South by Dog River, and wetlands and floodplains associated with the waterway may occur on a portion of the site. The presence of wetlands and floodplains indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

With a waiver of Sections V.D.1 and V.D.3 of the Subdivisions, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that Lot 3 is limited to one curb cut, while Lots 1 and 2 are limited to one shared curb cut to Venetia Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) labeling of each lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 3) revision of the minimum building setback line on Lot 1 to provide at least 25' from where the "pole" intersects the "flag" portion of the lot;
- 4) placement of a note on the final plat stating that no future subdivision of Lot 1 is allowed until additional adequate frontage on a public street is provided;
- 5) demolition of the existing structure prior to signing the final plat;
- 6) the applicant receive the approval of all applicable federal, state and local environmental agencies prior to the issuance of any permits or land disturbance activities;
- 7) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 8) compliance with Engineering comments: *(Label each lot showing the required minimum finished floor elevation (MFFE). The site is located in the AE Flood Zone; add a note to the plat stating that there is to be no fill brought onto the property without the approval of the City Engineer. Must comply with all other storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



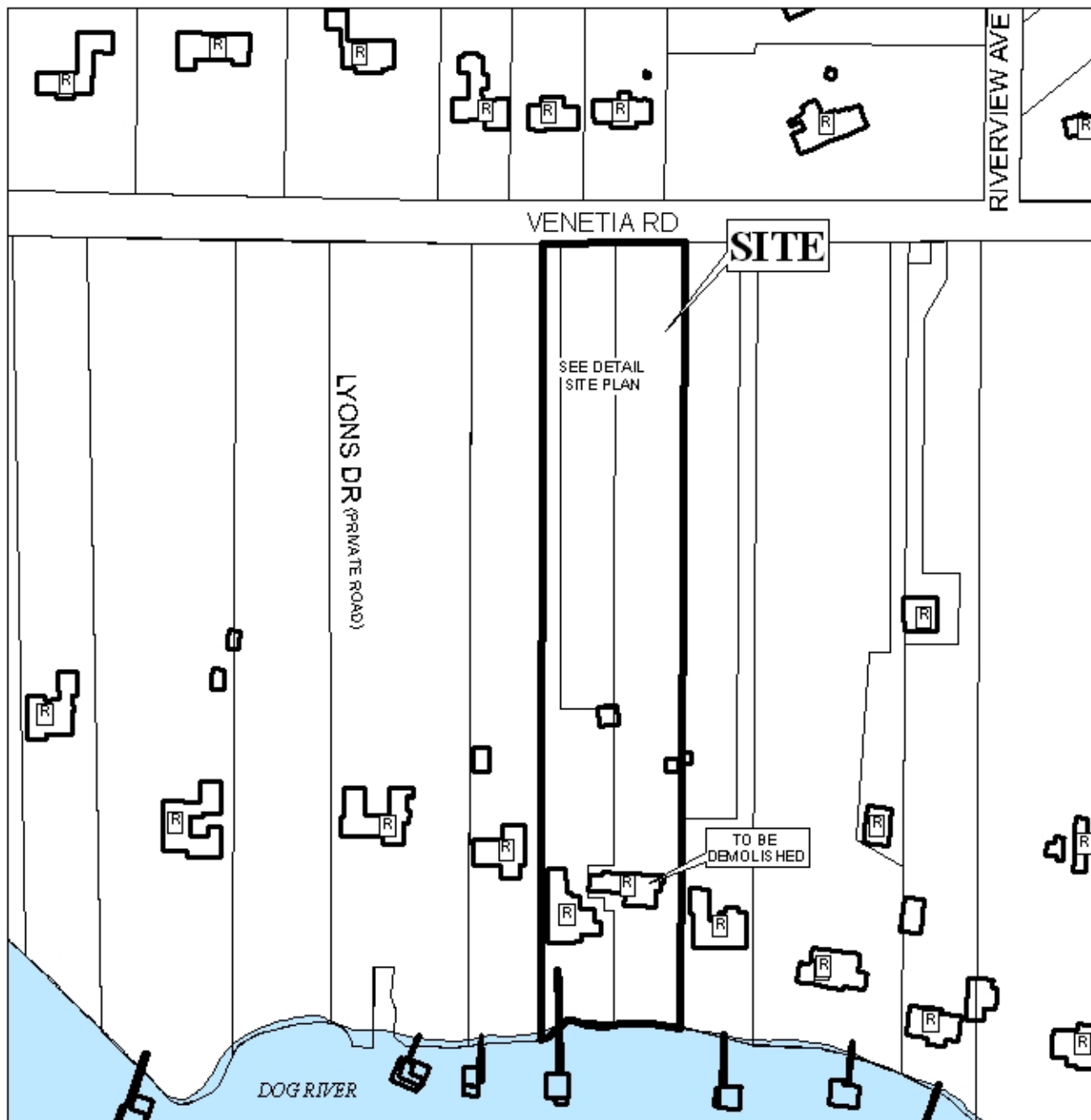
APPLICATION NUMBER 14 DATE December 3, 2009

APPLICANT Corinne Whiting Place

REQUEST Subdivision



CORINNE WHITING PLACE



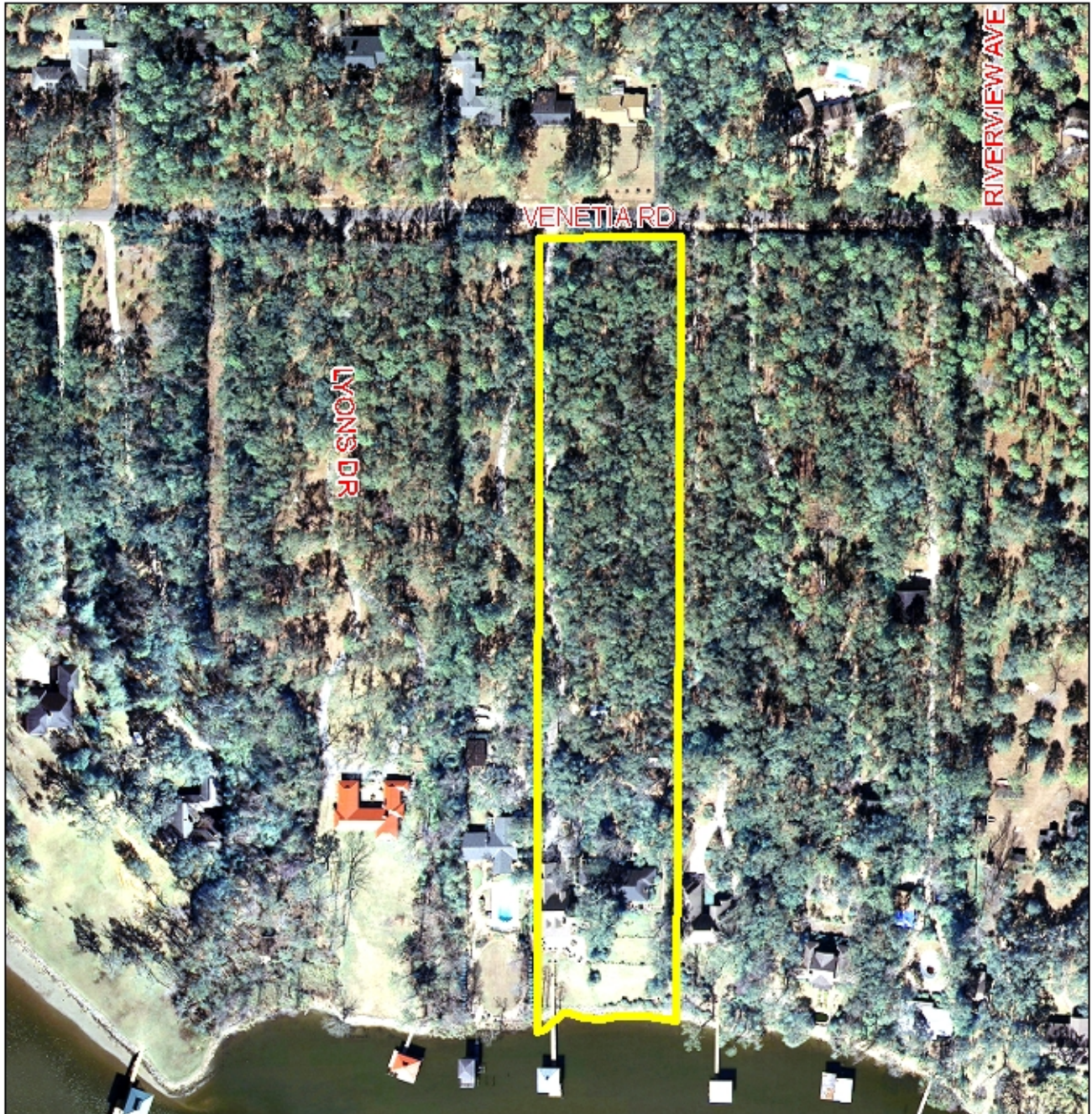
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LEGEND

R-1	R-2	R-3	R-4	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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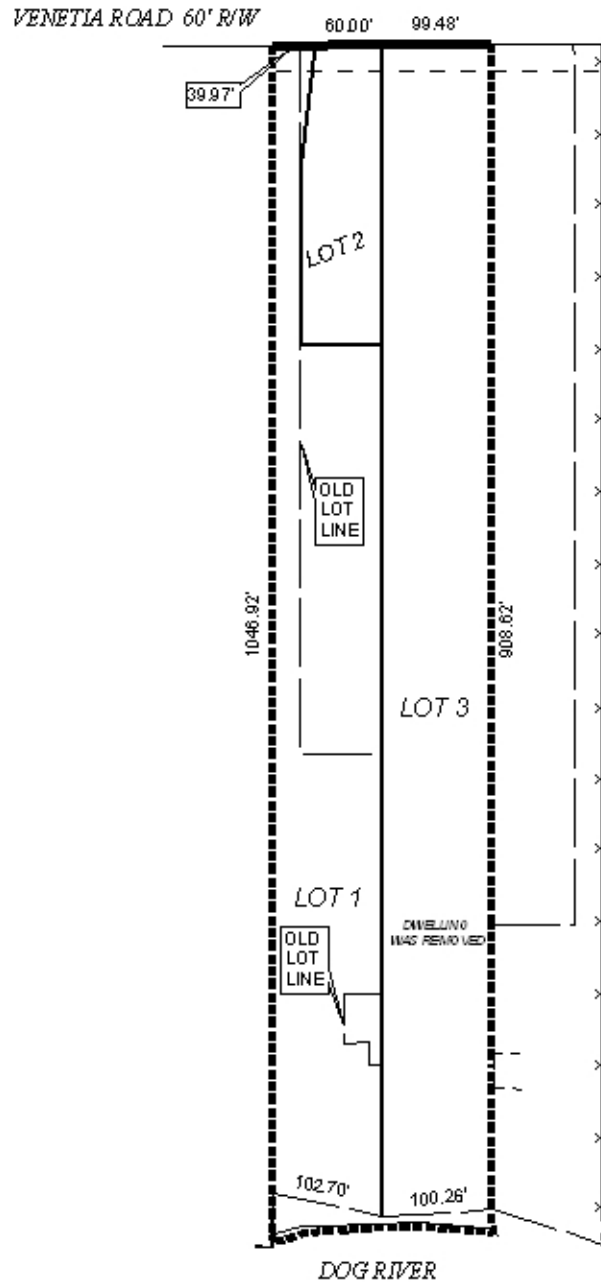
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DETAIL SITE PLAN



APPLICATION NUMBER 14 DATE December 3, 2009

APPLICANT Corinne Whiting Place

REQUEST Subdivision

