

JOSEPH WHITE SUBDIVISION

Engineering Comments: 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 numbers, 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-Rescue 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: No comments.

The plat illustrates the proposed 0.4± acre, one lot subdivision, which is located on the West side of Wellington Street, 345'± North of Mobile Street, extending to the East side of Jessie Street, in city council district 1. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to resubdivide two existing lots of record into equal-sized lots by shifting the common rear lot line.

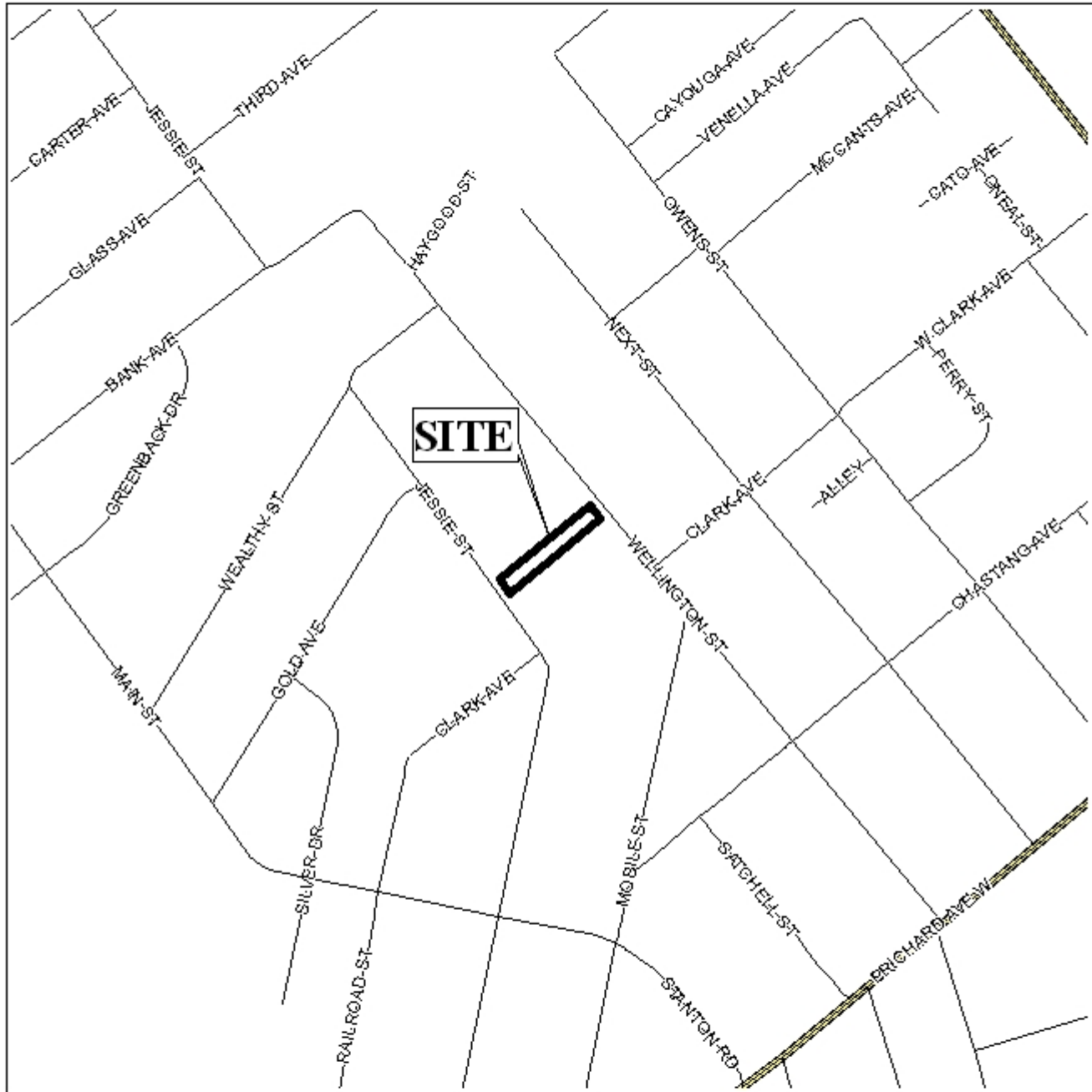
The site has frontage on both Wellington Street and Jessie Street, with adequate rights-of-way of 50' each. A 25' minimum building setback line along both street frontages is illustrated on the plat, and should also be illustrated on the final plat. A note should be placed on the final plat limiting each lot to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

Both lots are 50' wide and predate the current Subdivision Regulations; therefore, a waiver of Section V.D.2. of the Subdivision Regulations would be required. The proposed lots would each contain 0.2± acres and would be compliant with the minimum lot size requirements of the Subdivision Regulations. The plat labeled the lot sizes in acreage, but should be revised to indicate the lot sizes in square feet on the final plat, or a table should be provided furnishing the same information. The lots meet the depth-to-width ratio of the Subdivision Regulations.

With a waiver of Section V.D.2. of the Subdivision Regulations, this plat is recommended for Tentative Approval, subject to the following conditions:

1. the depiction of the 25' minimum building setback line along Wellington Street and Jessie Street;
2. placement of a note on the final plat stating that each lot is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
3. labeling of each lot with its size in square feet, or the provision of a table on the plat depicting the same information;
4. subject to the Engineering Comments *(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*
5. full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 21 DATE November 15, 2007

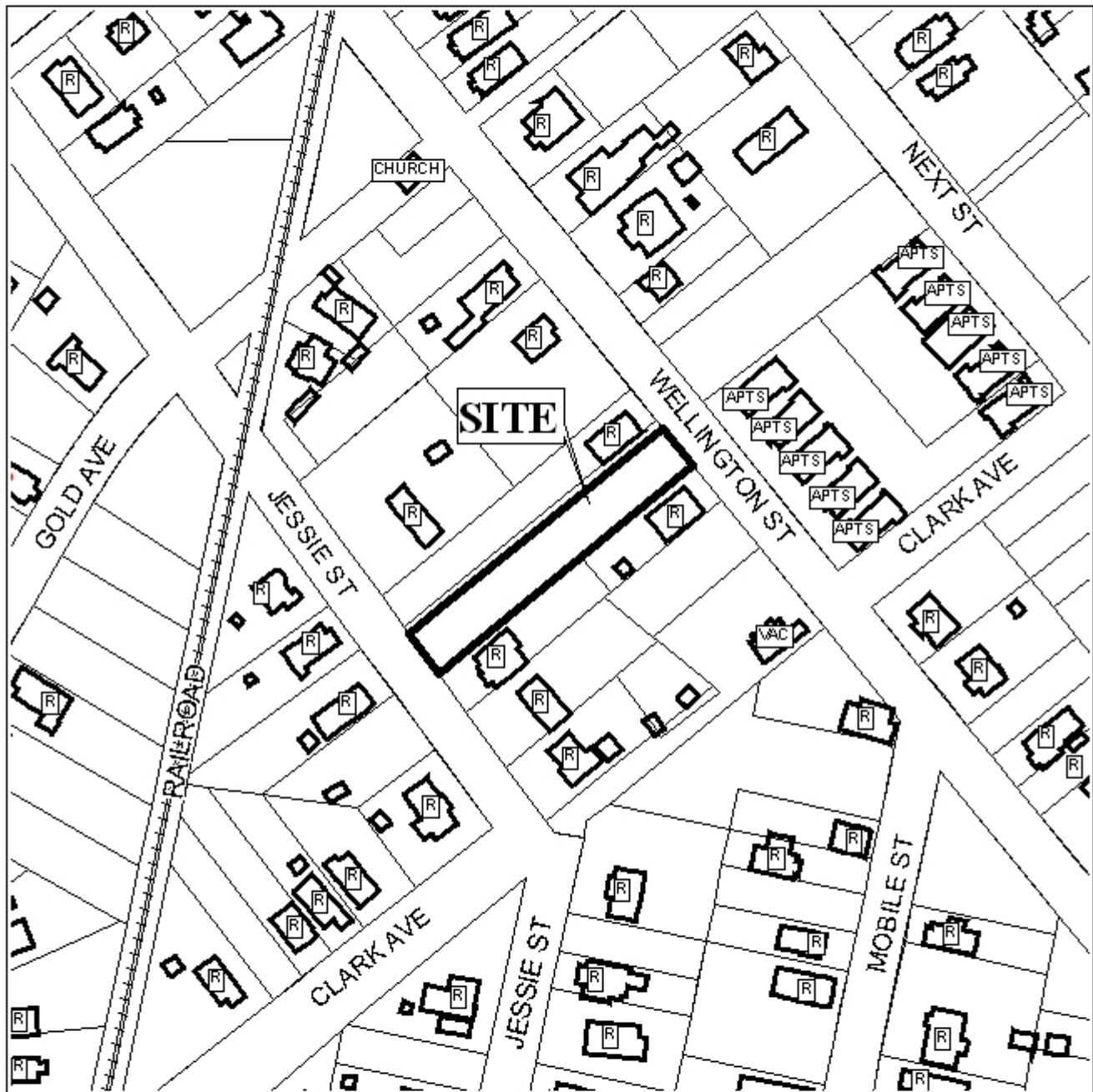
APPLICANT Joseph White Subdivision

REQUEST Subdivision



NTS

JOSEPH WHITE SUBDIVISION



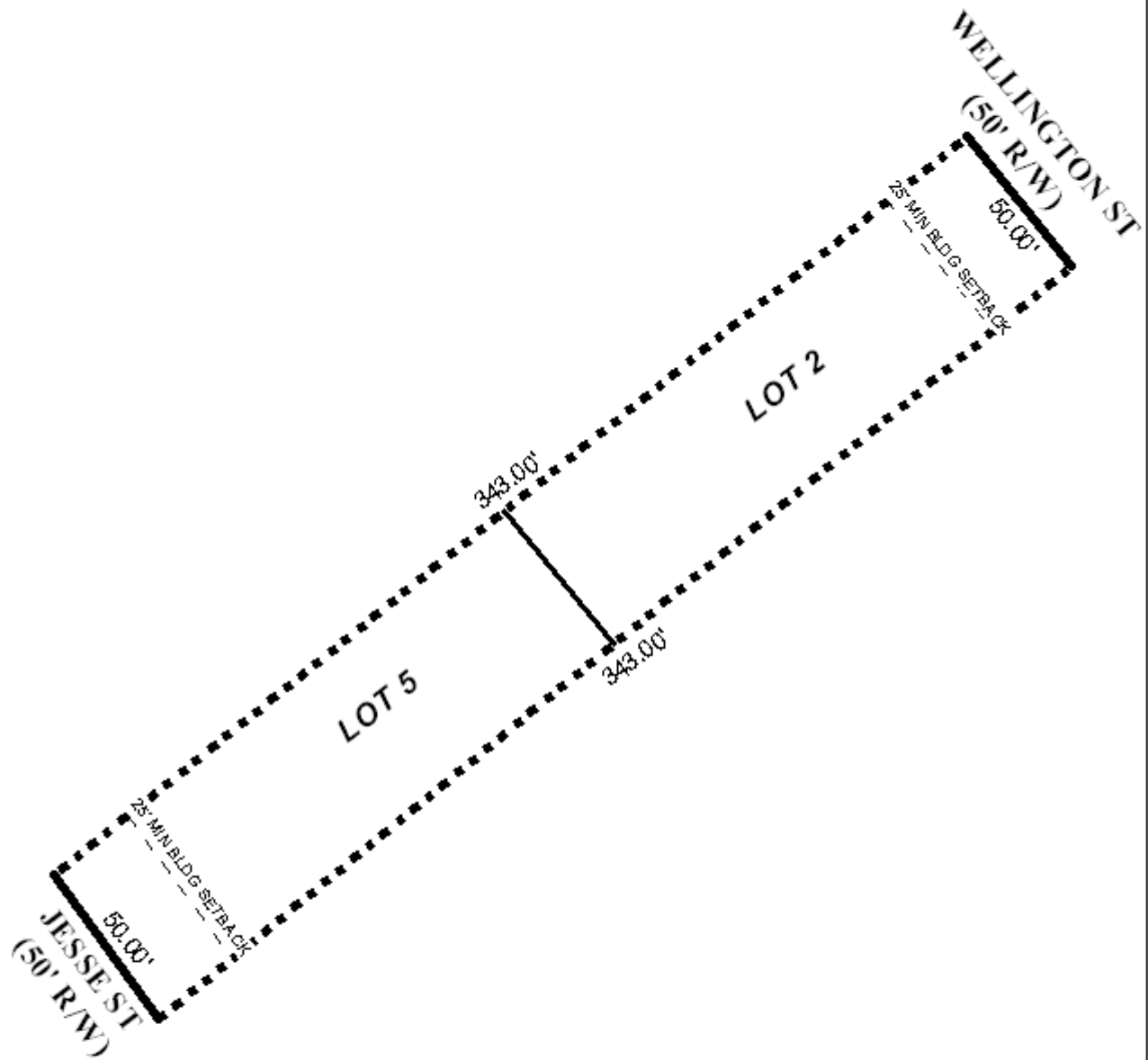
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LEGEND														
R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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DETAIL SITE PLAN



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APPLICANT Joseph White Subdivision

REQUEST Subdivision



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