

LITTLE SISTERS OF THE POOR 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 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.

The plat illustrates the proposed 11.3± acre; 1-lot subdivision which is located on a block bounded by McGill Avenue, South Monterey Street, Conti Street, and Hannon Avenue, and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a legal lot from fourteen existing lots and a metes and bounds parcel.

The site fronts onto McGill Avenue, South Monterey Street, Conti Street, and Hannon Avenue, all minor streets; however, on the preliminary plat, Conti Street is illustrated as having 40-foot right-of-way, which does not meet the minimum right-of-way width for a minor street. Therefore, the dedication of sufficient right-of-way to provide 25-feet from the centerline of Conti Street would be required. Whereas, there is no proposed change in the existing development the site should retain the existing (seven) curb cuts. However, if there is a change in the circulation pattern of the development the size, design and location of all new curb-cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

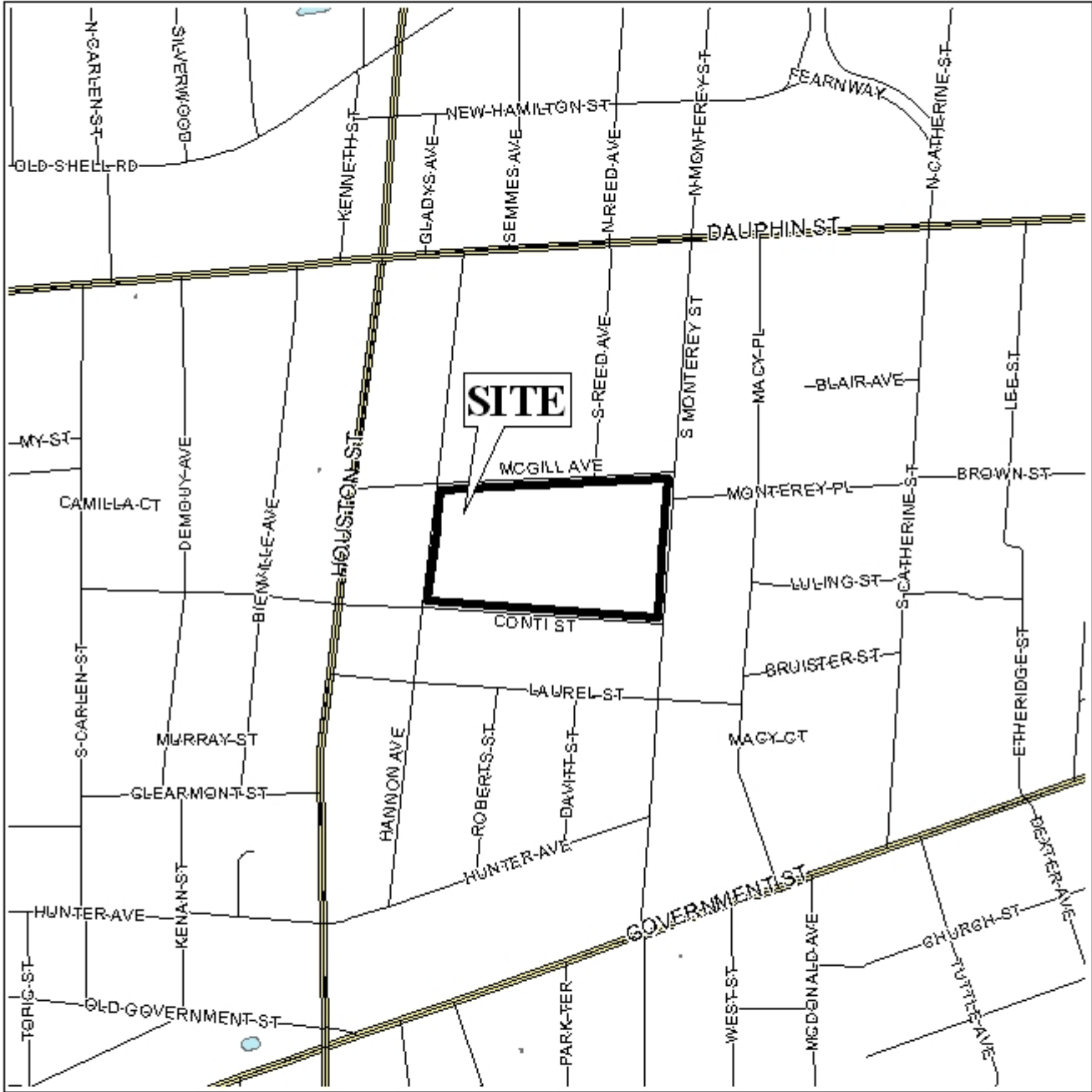
Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) compliance with 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.);

- 2) dedication of sufficient right-of-way to provide 25-feet from the centerline of Conti Street;
- 3) the placement of a note on the Final Plat allowing the existing (seven) curb cuts to the development;
- 4) the placement of a note on the Final Plat stating if there is a change in circulation of the development the size, location and design of any new curb cuts and are to be approved by Traffic Engineering and conform to AASHTO standards; and
- 5) the labeling of the lot with its size in square feet.

LOCATOR MAP



APPLICATION NUMBER 21 DATE March 6, 2008

APPLICANT Little Sisters of the Poor Subdivision

REQUEST Subdivision



NTS

LITTLE SISTERS OF THE POOR SUBDIVISION



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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
	[White Box]	[Yellow Box]	[Green Box]	[Cyan Box]	[Orange Box]	[Pink Box]	[Tan Box]	[Light Blue Box]	[Purple Box]	[Orange Box]	[Red Box]	[Brown Box]	[Dark Blue Box]	[Light Purple Box]	[Grey Box]	

