

SUE MOSELEY PLACE SUBDIVISION

Engineering Comments: Development of property must comply with all stormwater management 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). All trees 30" and larger be given protection. They consist of Pecan, Magnolia and Live Oak. All work under the drip line of the tree is to be coordinated with Urban Forestry. Removal of these trees will require approval from the Mobile Planning Commission.

The plat illustrates the proposed 2-lot, 1.3± acre subdivision which is located on the Southeast corner of Dauphin Street and Macy Place. The site is served by city water and sanitary facilities.

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

The site fronts Dauphin Street, a planned major street, and the existing right-of-way is shown as 60 feet. The Major Street Plan requires a 100-foot right-of-way; therefore, the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Dauphin Street, to provide for the right-of-way of the planned major street should be required. Additionally, Lot 1 is located on a corner, and as a means of access management, it should be limited to the existing curb cut to Dauphin Street.

As illustrated on the Vicinity Map, a structure seems to be constructed across the property line, thus creating a zoning violation. The Zoning Ordinance requires a minimum eight-foot side yard setback and eight-foot rear yard setback; therefore, it should be illustrated on the final plat that the existing structure be removed or provide the minimum setback requirement of eight-foot along the South side property line and eight-foot along the East rear property line.

With modifications, the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the provision of a 75-foot setback (which includes the required minimum building setback of 25-feet), from the centerline of Dauphin Street; 2) the placement of a note on the final plat stating that Lot 1 is limited to the existing curb cut, to Dauphin Street; and 3) the illustration on the final plat that the existing structure on Lot 2 is setback a minimum of eight-foot from the South side property line and a minimum of eight-foot from the East rear property line or the removal of the structure prior to the recording of the final plat.

LOCATOR MAP



APPLICATION NUMBER 22 DATE September 4, 2003

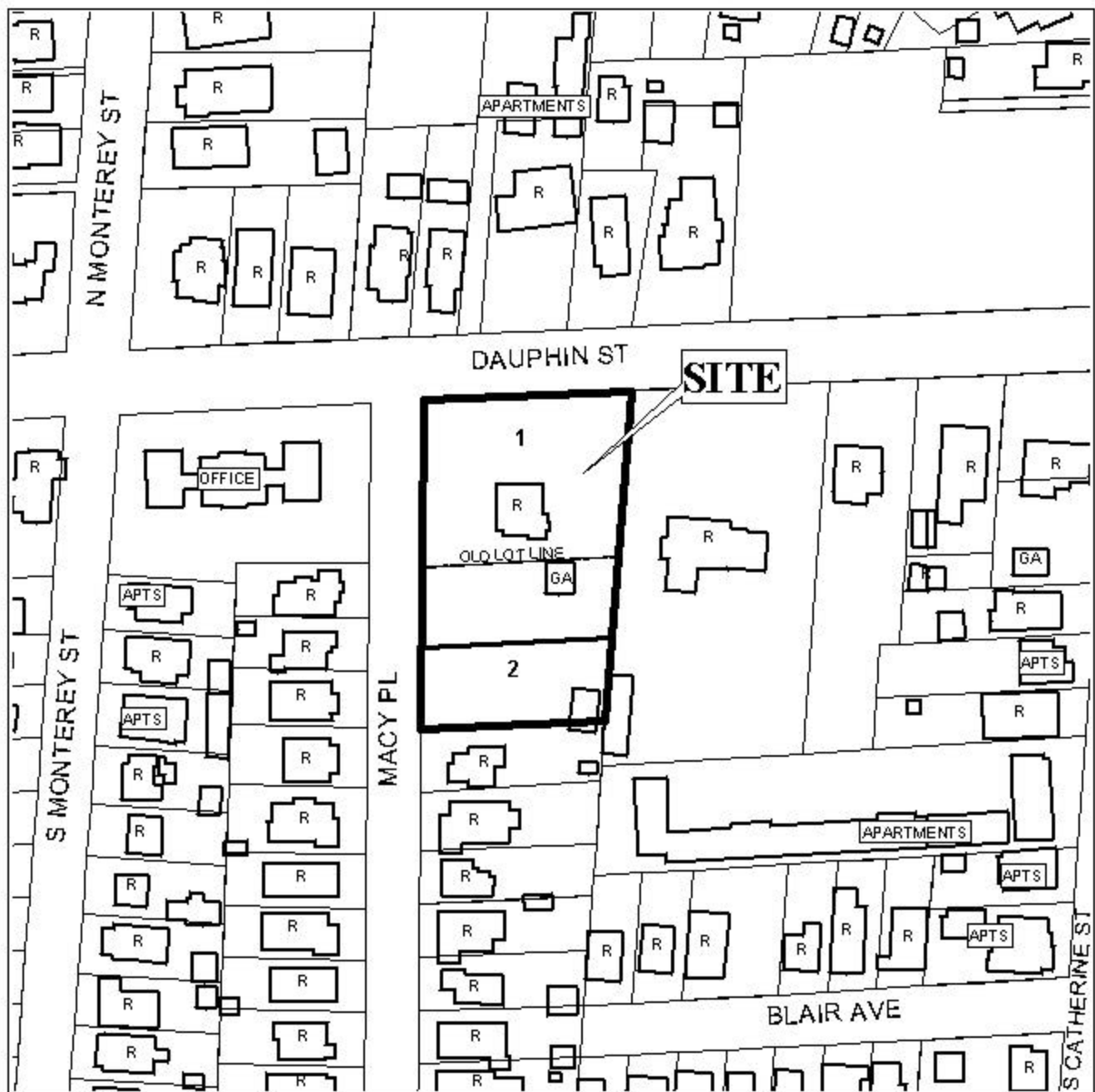
APPLICANT Sue Moseley Place Subdivision

REQUEST Subdivision



NTS

SUE MOSELEY PLACE SUBDIVISION



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LEGEND



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