

SLATER SUBDIVISION

Engineering Comments: 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 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 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 3 lot, 3.4 \pm acres subdivision which is located on the East side of Riviere du Chien Loop East, 140' \pm North of Riviere du Chien Loop South and is in City Council District 4. The subdivision is served by public water and sanitary sewer.

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

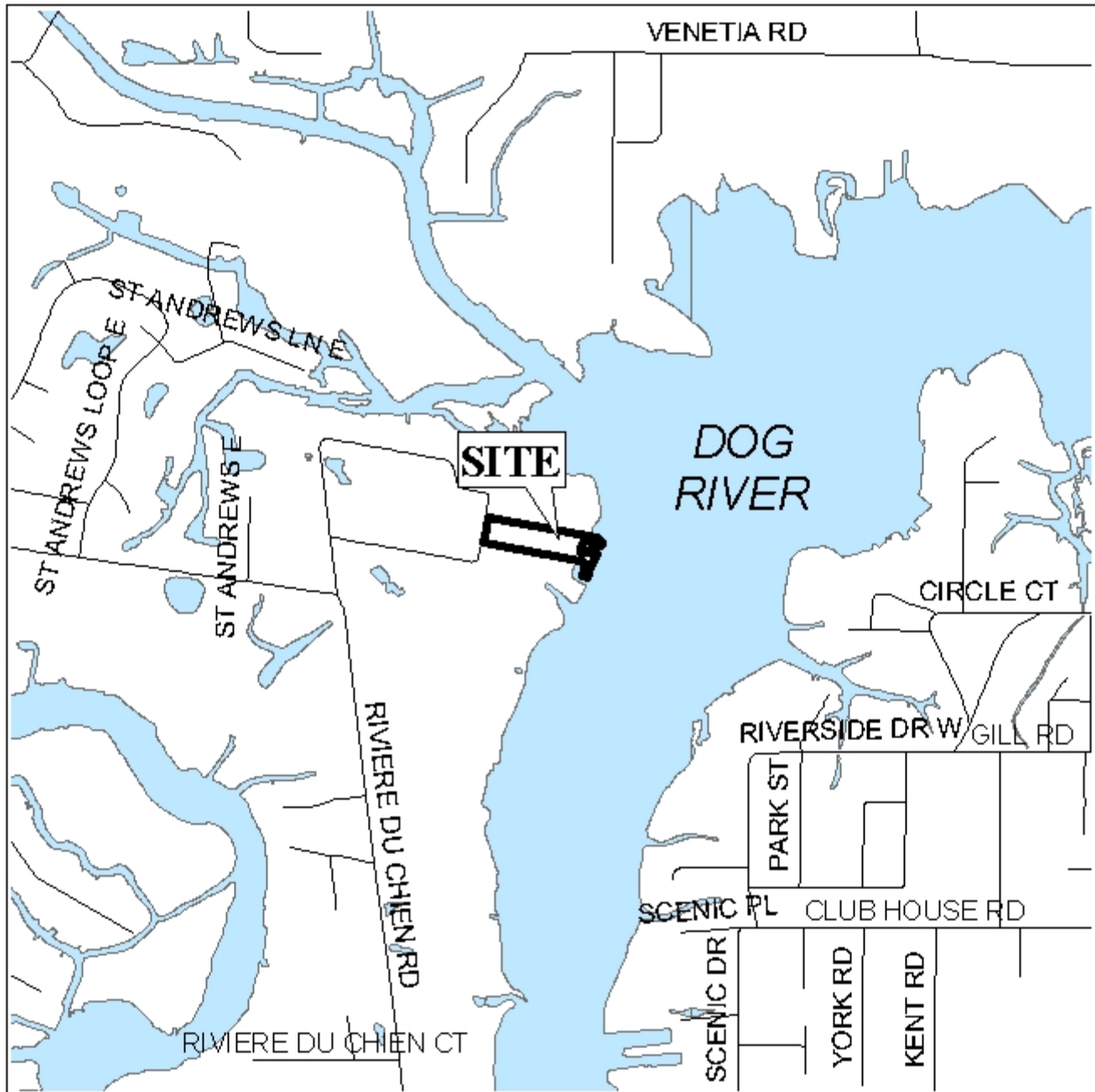
As proposed, Lots 2 and 3 would exceed the maximum width to depth ratio as recommended by the Subdivision Regulations; therefore, a waiver of Section V.D.3., would be required. Narrow, deep lots are typical along waterways, thus a waiver of V.D.3. would be appropriate.

As indicated on the plat, the site is located on Dog River and as such the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits.

As proposed, Lot 2 has only 25-feet on a public road. A note should be placed on the final plat stating that there can be no future resubdivision of the lot until additional frontage is provided on an opened and maintained public right-of-way.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the approval of all applicable federal, state and local agencies prior to the issuance of any permits; and 2)) the placement of a note on the final plat stating that there shall be no resubdivision of Lot 2 until additional frontage is provided on an opened and maintained public right-of-way.

LOCATOR MAP



APPLICATION NUMBER 22 DATE May 19, 2005

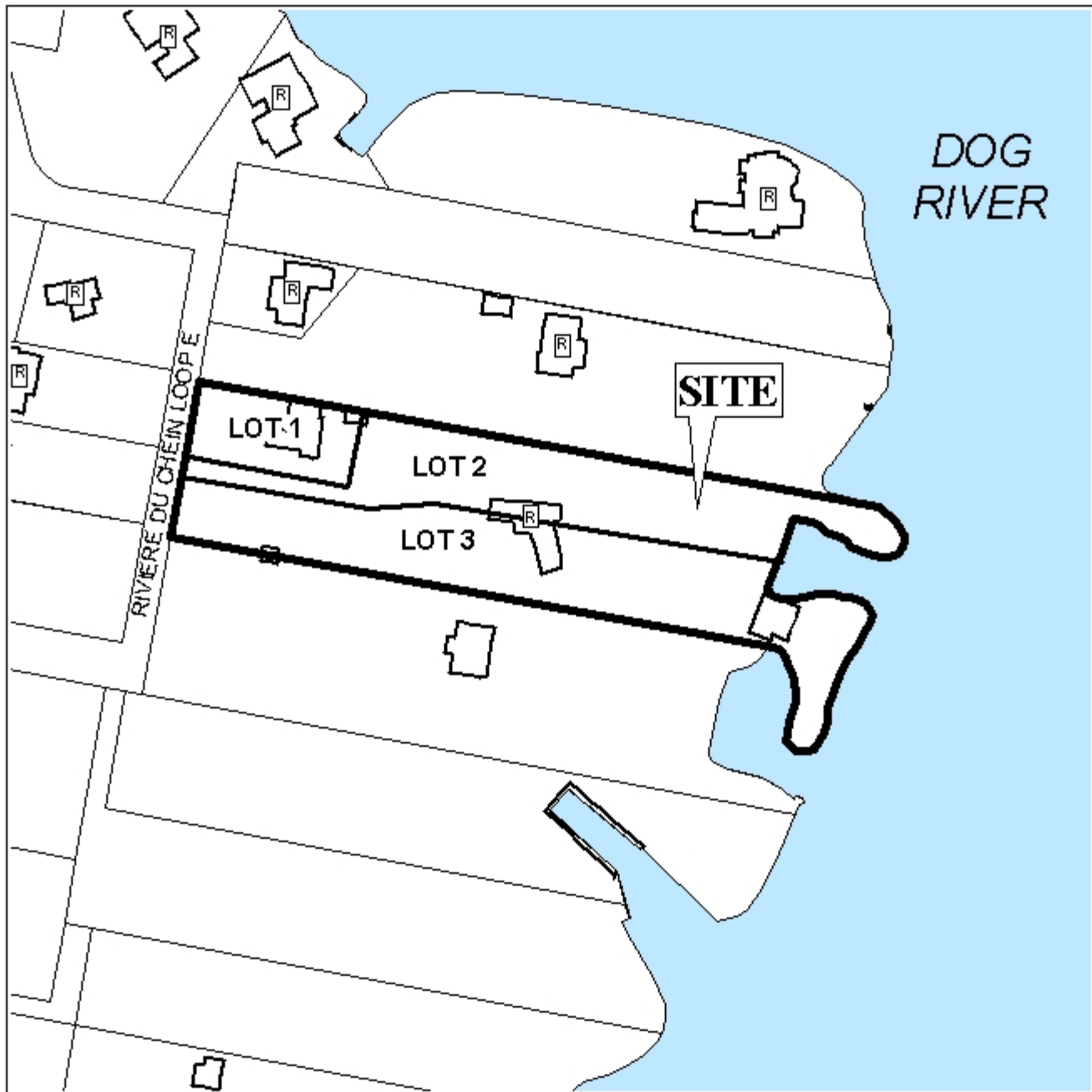
APPLICANT Slater Subdivision

REQUEST Subdivision







NTS

SLATER SUBDIVISION



APPLICATION NUMBER 22 DATE May 19, 2005

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

