

C.V.A., L.L.C. 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.

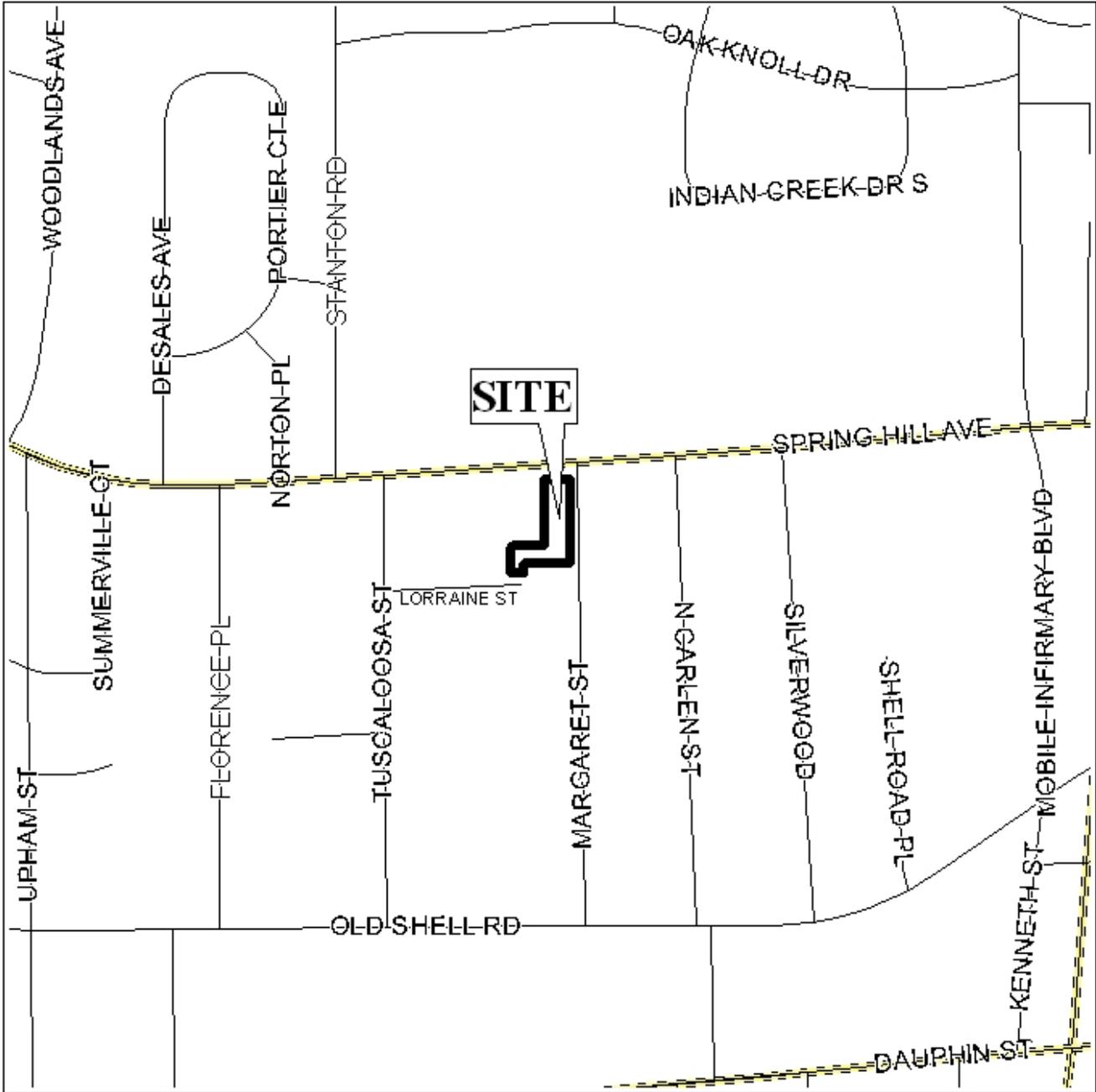
The plat illustrates the proposed one-lot, 0.7± acre subdivision which is located at the Southwest corner of Spring Hill Avenue and Margaret Street, extending to the North side of Lorraine Street at its East terminus. Spring Hill Avenue has the required 100-foot major street right-of-way, and Margaret and Lorraine Streets both have the required 50-foot rights-of-way. The subdivision is served by public water and sanitary facilities. The building setback lines are not shown but would be required on the final plat, showing 25 feet from Spring Hill Avenue and 20 feet from Margaret Street.

The purpose of this application is to create a one-lot subdivision from three tax parcels, which are comprised of portions of lots of record that have been divided without subdivision approval. As these have changed hands multiple times since the unauthorized division, the adjoining property owners cannot be required to participate.

It should be noted that the parcel at the Southwestern part of the site exists as the result of an unauthorized division of Lot 16 of the "J. D. Lyon Subdivision" in 1982, which has isolated the remainder of that lot with only a 12-foot wide access to Lorraine Street (although fortunately it is under the same ownership as two other parcels fronting Spring Hill Avenue). This flag-lot and substandard access situation are highly undesirable in this urban and commercial setting, and the ideal arrangement would altogether omit this parcel from the present subdivision application, and leave the possibility of its future recombination with the remainder of Lot 16. However, it is not possible now to require that. Nevertheless, as a means of access management, the new lot should be denied direct access to Lorraine Street, since it currently has access to both Spring Hill Avenue and Margaret Street.

In other respects the plat would meet the minimum standards of the Subdivision Regulations, and is recommended for Tentative Approval, subject to the following conditions: 1) the placement of a note on the final plat stating that the site is denied direct access to Lorraine Street; and 2) the placement of the building setback lines on the final plat, showing 25 feet from Spring Hill Avenue and 20 feet from Margaret Street.

LOCATOR MAP



APPLICATION NUMBER 1 DATE November 2, 2006

APPLICANT C.V.A., L.L.C. Subdivision

REQUEST Subdivision



NTS

C.V.A., L.L.C. SUBDIVISION



APPLICATION NUMBER 1 DATE November 2, 2006

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



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