

AVALON SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet. 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. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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: No comments submitted.

MAWSS Comments: No comments submitted.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision which is located on the South side of Batre Lane, 145'± East of Avalon Street, and the East side of Avalon Street, 180'± South of Batre Lane, in Council District 7. The subdivision is served by public water and sanitary services.

The purpose of this application is to subdivide two existing metes-and-bounds parcels into two lots of record via an adjustment of the common property line between the two. The properties are shown on the GIS database to be lots of record in Springhill Roberts Map Subdivision, but all lots in this old subdivision have metes-and-bounds legal descriptions.

The proposed subdivision has frontage on Batre Lane and Avalon Street. Batre Lane is indicated on the plat with a compliant 50' wide right-of-way. Avalon Street is indicated on the plat to have an unknown right-of-way width. City right-of-way maps indicate an approximate 40' substandard right-of-way width along Avalon Street in this area; therefore, dedication would be required to provide 25' from the centerline of Avalon Street. The plat should be revised to indicate the minimum building setback line along Batre Lane as measured from the current right-of-way line, and to indicate the minimum building setback line along Avalon Street as measured from any required dedicated right-of-way. As a means of access management, a note should be required on the final plat stating that Lot 1 is limited to one curb cut to Avalon Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should also be required stating that Lot 2 is limited to the existing curb cuts to Batre Lane.

Each lot is labeled on the plat with its size in acres and square feet, and should also be so-labeled on the final plat, or a table should be provided furnishing the same information.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) dedication of sufficient right-of-way to provided 25' from the centerline of Avalon Street;
- 2) illustration of the 25' minimum building setback line along Avalon Street as measured from any required dedication;
- 3) illustration of the minimum building setback line along Batre Lane as measured from the current right-of-way line;
- 4) placement of a note on the final plat stating that Lot 1 is limited to one curb cut to Avalon Street, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the final plat stating that Lot 2 is limited to the existing curb cuts to Batre Lane;
- 6) labeling of each lot with its size in acres and square feet, or the provision of a table on the plat furnishing the same information;
- 7) placement of a note on the final plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 8) subject to the Engineering Comments: *(Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site since 1984 in excess of 4000 square feet. Any work performed in the right of way will require a right of way permit).*

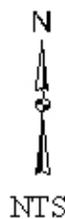
LOCATOR MAP



APPLICATION NUMBER 11 DATE September 17, 2009

APPLICANT Avalon Subdivision

REQUEST Subdivision



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