ELLSWORTH HEIGHT SUBDIVISION RESUBDIVISION OF LOTS B & C

Engineering Comments: 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: Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 0.3± acre, 2 lot subdivision, which is located on the East side of Wildwood Avenue at the East terminus of Hofner Street (unopened public right-of-way). The applicant states that the site is served by city water and sanitary facilities.

The purpose of this application is to resubdivide two legal lots to adjust an interior lot line. Existing Lots B & C are 70x105 or 7350 square feet. The resubdivision will make Lot B 85x105 or 8925 square feet and Lot C 55x105 or 5775 square feet, which is below the minimum lot size.

The site fronts Wildwood Avenue, a minor street with an existing right-of-way width of approximately 50 feet.

Regulation V.D.2 states that lots for residential use shall be at least 60’ wide at the building setback line, exclusive of drainage easements and maintain a minimum of 7200 square feet. While proposed Lot B meets this requirement, proposed Lot C does not however, aerial photographs of the area show that there are at least nine lots within 250 feet of the property that also do not meet this requirement. Thus Lot C would not be inconsistent with other lots in the vicinity.

Proposed Lots B will have approximately 85’ of frontage onto Wildwood Avenue while Proposed Lot C will have approximately 55’ of frontage onto Wildwood Avenue. As a means of access management, a note should be placed on the final plat, if approved, stating that Lots B and C are limited to one curb cut each to Wildwood Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The lot sizes in square feet, at a minimum, should also be depicted on the final plat, or a table provided furnishing the same information, if approved.

Finally, 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 the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

With a waiver of section V.D.2 of the Subdivision Regulations, it is recommended that this application be Approved subject to the following:

1) placement of a note on the plat stating that Lots B and C are limited to one curb cut each, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
2) labeling of each lot with its size in square feet on the final plat; and
3) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP

APPLICATION NUMBER 21 DATE April 17, 2008

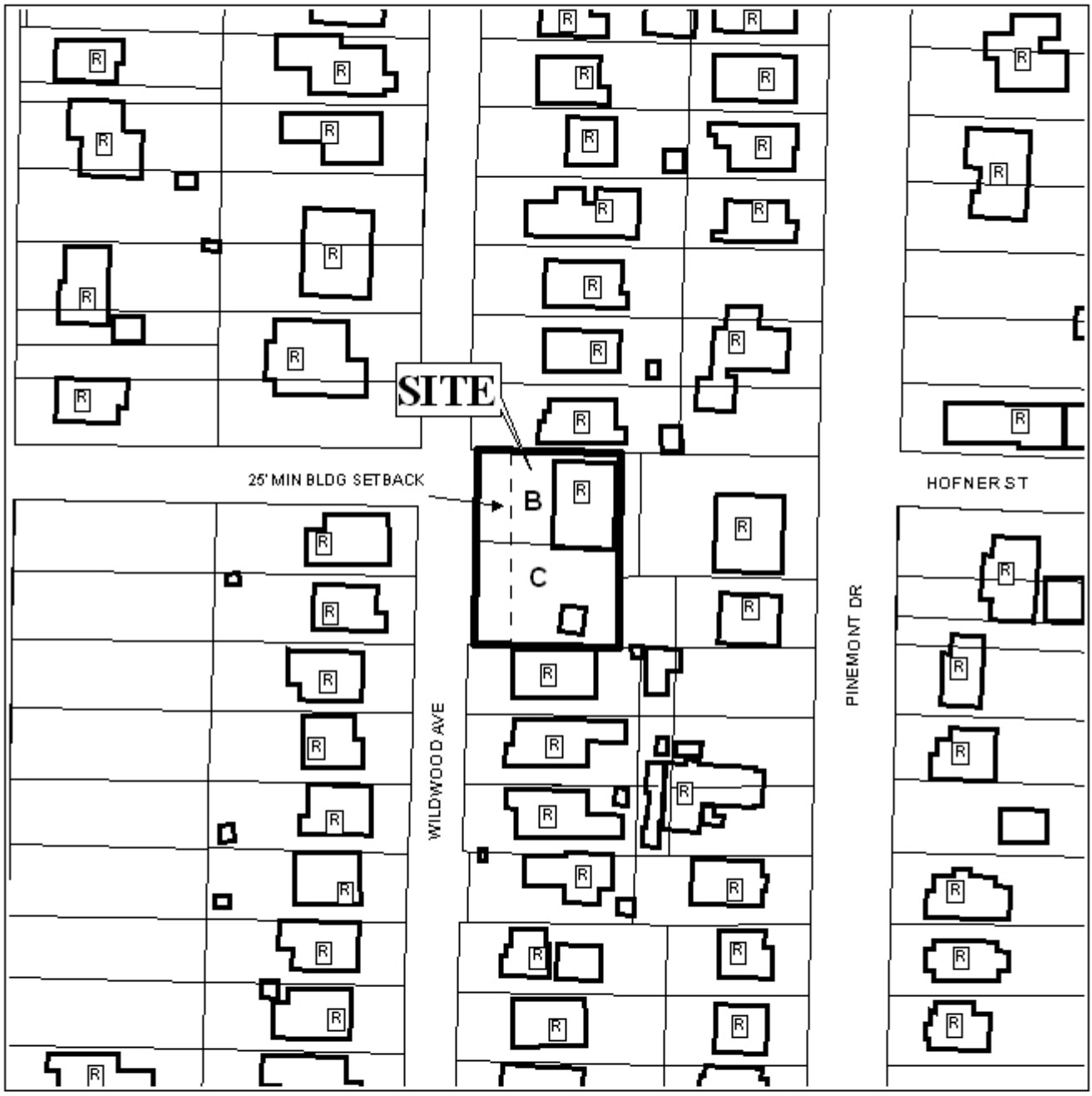
APPLICANT Ellsworth Heights Subdivision, Resubdivision of Lots B & C

REQUEST Subdivision

N

NTS

ELLSWORTH HEIGHT SUBDIVISION, RESUBDIVISION OF LOTS B & C



APPLICATION NUMBER 21 DATE April 17, 2008

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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

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