

CHATEAUGUAY PLACE SUBDIVISION,
MCPHILLIPS ADDITION TO

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.5± acre, one lot subdivision, which is located on the west side of Woodlands Avenue, 150± feet north of Spring Hill Avenue, in City Council District 1. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create one legal lot of record from a legal lot and a portion (south 15-feet) of another legal lot. The subject of the remaining 100-feet of Lot 62 was created by deed (DB 492, PG 504) in December 1949.

The site fronts Woodlands Avenue, a minor street as illustrated on the major street plan and is in compliance with the minor street requirements of the plan. Since this is a single-family residential lot, the placement of a note on the Final Plat limiting the lot to the existing curb cut would be appropriate.

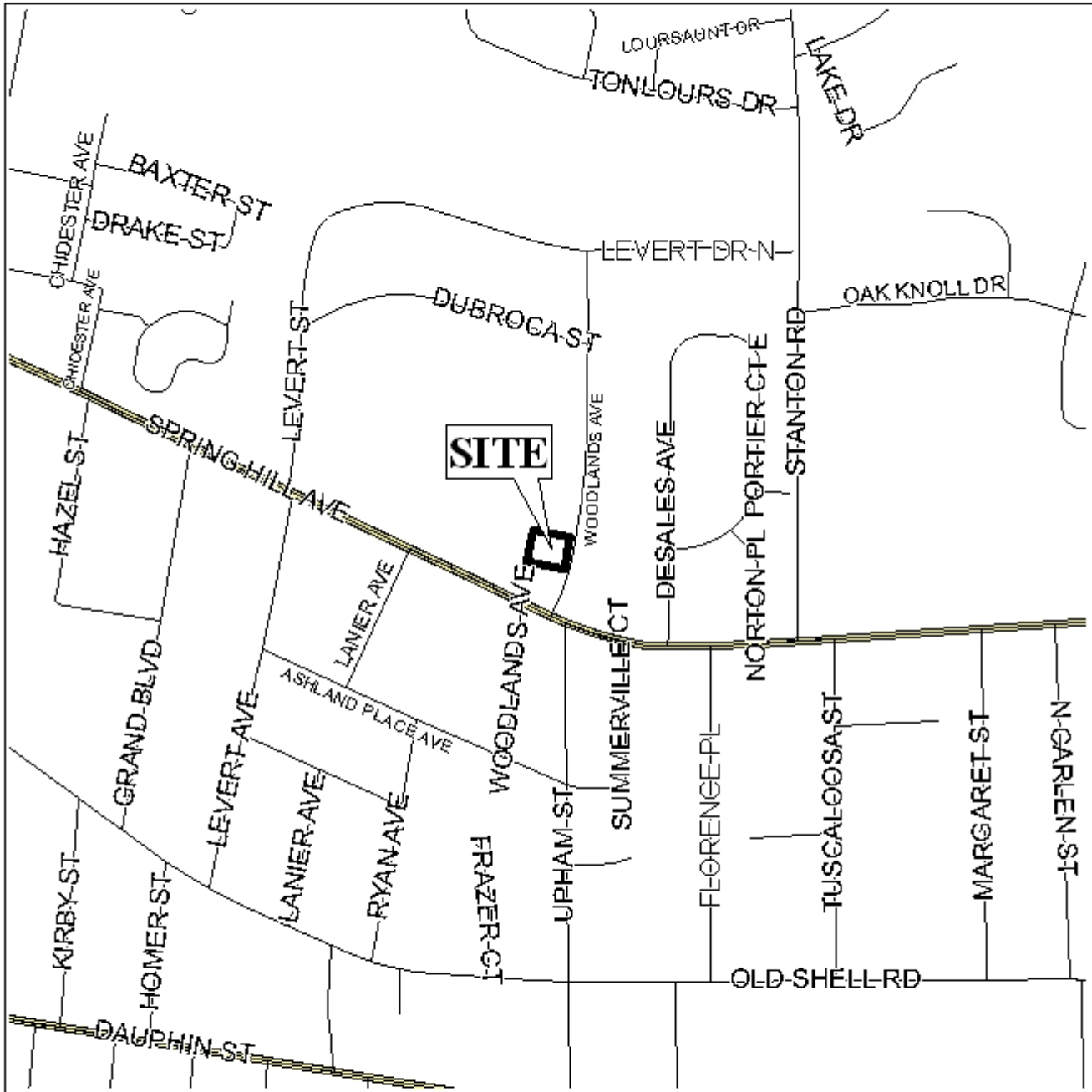
The proposed lot is not labeled with the square footage, which should be placed on the Final Plat.

The placement of the 25-foot minimum building setback line along Woodlands Avenue should also be required on the Final Plat.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
- 2) placement of a note on the final plat stating that the site is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards; and
- 3) the placement of the 25-foot minimum building setback lines on the Final Plat.

LOCATOR MAP



APPLICATION NUMBER 13 DATE November 1, 2007

APPLICANT Chateaugay Place Subdivision, McPhillips Addition to

REQUEST Subdivision



NTS

CHATEAUGUAY PLACE SUBDIVISION, MCPHILLIPS ADDITION TO



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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 |
|--------|---------|----------|---------|--------|----------|--------|-------|--------------|----------|----------|-------|---------|-------------|----------------|--------|
| | [White] | [Yellow] | [Green] | [Cyan] | [Orange] | [Pink] | [Tan] | [Light Blue] | [Purple] | [Orange] | [Red] | [Brown] | [Dark Blue] | [Light Purple] | [Grey] |



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