

ALABAMA WEST SUBDIVISION, UNIT THREE

Engineering Comments: All storm water shall be captured on-site; if water is concentrated onto an adjacent property owner, a release agreement is required. No fill in AE flood plain without a flood study. No detention allowed in the AE flood plain. 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-Rescue Department Comments: All projects within the City of Mobile Fire Jurisdiction 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. All projects within the Mobile County Fire Jurisdiction must comply with the 2006 International Fire Code, as adopted.

The plat illustrates the proposed 1.7± acres, one lot subdivision, which is located on the South side of McVay Drive, 1300'± East of Halls Mill Road, in city council district 4. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel.

The parcel is a portion of what was depicted as Lot 9, Alabama West Subdivision, a thirteen-lot subdivision which was approved by the Commission in November, 2005. Since that initial approval, Lot 6 was recorded as Unit One, and Lots 7 and 8 were recorded as Unit Two. There has been no advancement activity on that case since Unit Two was signed in April, 2006, and technically, the subdivision has expired. On the plat submitted for this application, only a portion of the originally-approved Lot 9 is intended for platting, leaving a land-locked portion to the rear of the lot and adjacent to, but not depicted to be a part of, the originally-approved detention pond.

Based upon the preceding, it is recommended that this application be heldover to the meeting of August 16 to allow the applicant to either revise the plat to include all of the originally-approved Lot 9 in this subdivision, or include all of the remaining Lots 1 – 5 and Lots 9 – 13 in a revised subdivision.

Heldover from the July 19 meeting:

The application was heldover from the July 19 meeting to allow the applicant to either revise the plat to include all of the originally-approved Lot 9 in this subdivision, or include all of the remaining Lots 1 – 5 and Lots 9 – 13 in a revised subdivision. A revised plat was submitted which includes all of the originally-approved Lot 9.

The property fronts McVay Drive, a minor street, which meets minimum right-of-way requirements. Access management along McVay Drive is a concern due to the fact that McVay Drive connects Government Boulevard with Halls Mill Road, Navco Road, and Dauphin Island Parkway. The original approval of Alabama West Subdivision placed curb cut limitations along McVay Drive limiting Lots 7 – 9 to two shared curb cuts. Lots 7 and 8 were recorded as Alabama West Subdivision, Unit Two, and a shared curb cut was indicated in the Northeast corner of Lot 8 to be shared with Lot 9, when recorded. Therefore; the shared curb cut should be indicated on the plat in the Northwest corner along McVay Drive. The original approval of Alabama West Subdivision conditioned the size, design, and location of all curb cuts to be approved by Urban Forestry and Traffic Engineering, and conform to AASHTO standards, and that condition should be placed on this subdivision.

The final plat should indicate a minimum building setback line of 25' or greater. A 40' minimum building setback line is indicated along McVay Drive, similar to that recorded on Lots 7 and 8.

The proposed lot is bordered on the Southeast portion by the area indicated as the detention pond in the original Alabama West Subdivision approval. A condition of the original approval was the depiction of an access easement or dedicated access to the detention pond. Since Lot 9 will be the first portion of the originally-approved subdivision to border the proposed detention pond area, this condition should be applied to Lot 9. And since the original subdivision was approved subject to the placement of a note on the final plat stating that maintenance of the detention common areas, and any other common areas, are the responsibility of the property owners, this note should also be placed on the Lot 9 plat.

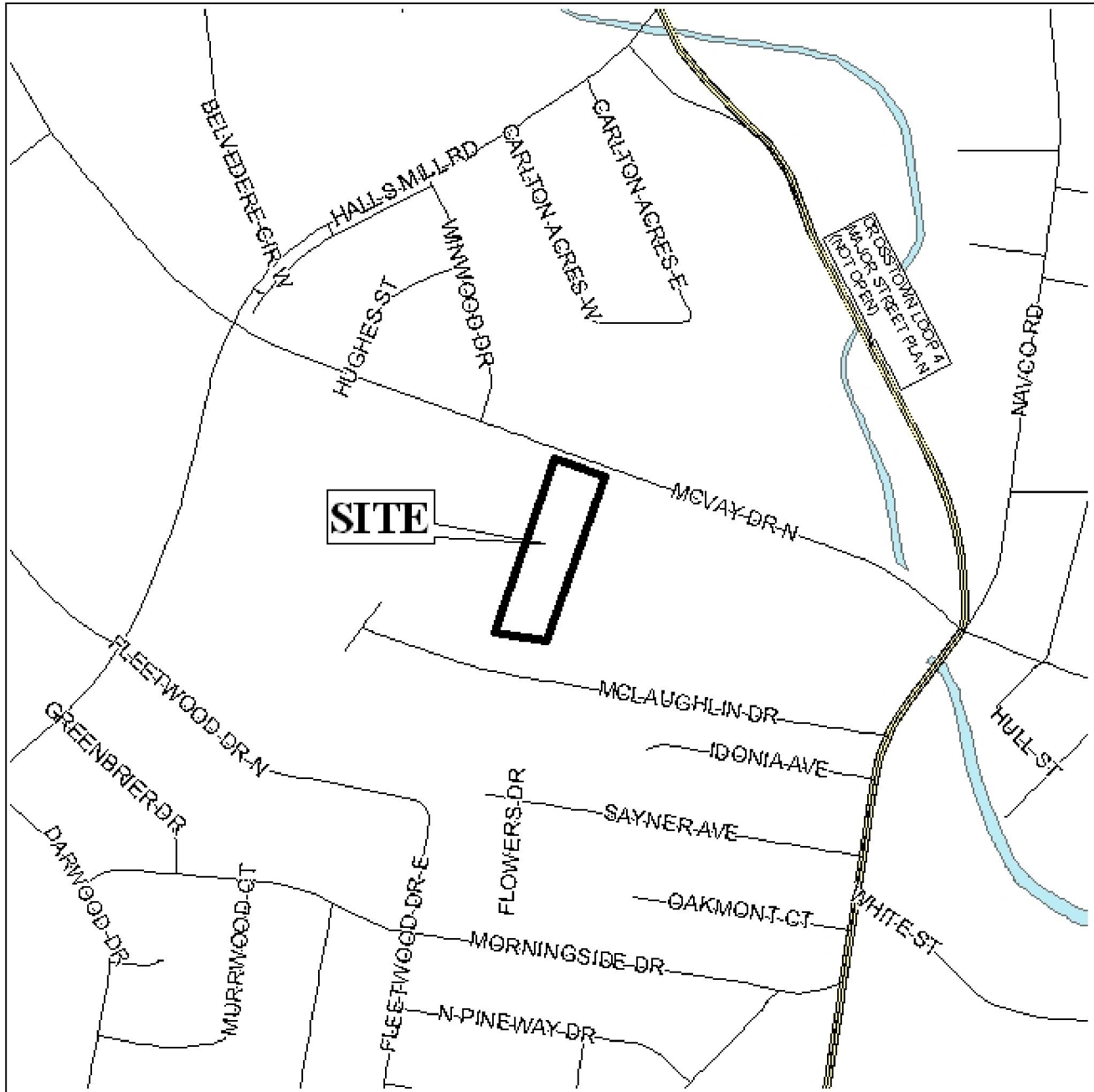
To the East of the site is the Bolton Branch of Dog River, and wetlands associated with the water body may be present on the site. The possible presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities. A note should be placed on the final plat stating that if wetlands are present, the approval of all applicable federal, state, and local agencies would be required regarding the wetlands and floodplain issues prior to the issuance of any permits.

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) the placement of a note on the final plat stating that Lot 9 is limited to one shared curb cut with Lot 8, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 2) depiction of the shared curb cut with previously recorded Lot 8 along McVay Drive at the Northwest corner of Lot 9;*

- 3) *depiction of an access easement or dedicated access to the proposed detention pond area along the Southeast portion of the property;*
- 4) *placement of a note on the final plat stating that the maintenance of the detention common areas, and any other common areas, are the responsibility of the property owners*
- 5) *placement of a note on the final plat stating that if wetlands are present on the site, the approval of all applicable federal, state, and local agencies would be required regarding the wetlands and floodplain issues prior to the issuance of any permit; and*
- 6) *subject to the Engineering Comments (All storm water shall be captured on-site; if water is concentrated onto an adjacent property owner, a release agreement is required. No fill in AE flood plain without a flood study. No detention allowed in the AE flood plain. 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).*

LOCATOR MAP



APPLICATION NUMBER 6 DATE August 16, 2007

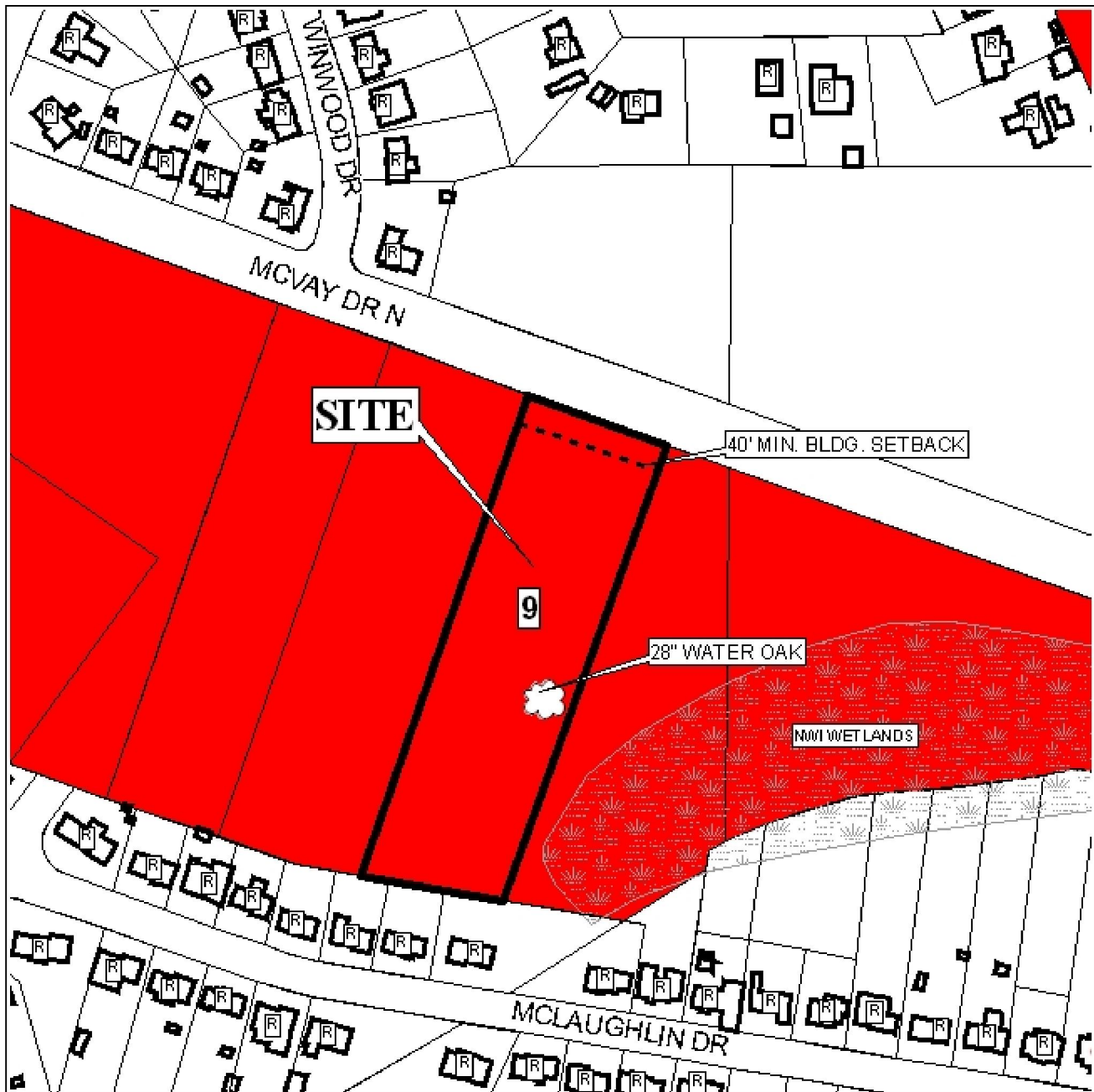
APPLICANT Alabama West Subdivision, Unit Three

REQUEST Subdivision



NTS

ALABAMA WEST SUBDIVISION, UNIT THREE



APPLICATION NUMBER 6 DATE August 16, 2007

LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	E-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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