

TBG II SUBDIVISION

Engineering Comments: 1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention, which must comply with all storm water and flood control ordinances Of the City of Mobile. 3) A 4' wide sidewalk shall be installed along Moffett Road and Center Street along the entire property frontage. A handicapped ramp shall be installed at the corner. 4) Any existing utility or drainage lines within the existing drainage and utility easement will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT (Moffett Road) and conform to AASHTO standards. Access to Moffett Road is contingent upon ALDOT approval.

Revised for the March 15th meeting: ALDOT has denied access to Moffett Road (Highway 98), therefore access to Central Boulevard is necessary; 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 within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

The plat illustrates the proposed 1.1± acre, 1 lot subdivision which is located at the Southeast corner of Central Boulevard and Moffett Road, in Council District 7.

The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide three legal lots of record into one legal lot of record. All properties within the proposed subdivision are zoned B-2, Neighborhood Business. The site is currently developed, with a commercial building on the Northern lot, and a residential structure on the lot comprising the South portion of the site. If this application is approved, demolition of one of the two structures should be required prior to signing the Final Plat, or approval of a Planned Unit Development should be required prior to signing the Final Plat.

The site fronts onto Central Boulevard and Moffett Road (US Highway 98). Central Boulevard is indicated to have a current compliant right-of-way width of 50' on the plat; therefore, no dedication would be required along Central Boulevard. Moffett Road is a component of the Major Street Plan with a planned 100' right-of-way. As the plat indicates a varying right-of-way width for Moffett Road in front of the site, the plat should either be revised to indicate at least a

50' width from the centerline of Moffett Road currently exists, or dedication sufficient to provide 50' from the centerline of Moffett Road should be required. The 25' minimum building setback line should be illustrated along all street frontages, including the unopened public right-of-way to the rear, adjusted to be measured from any required dedication.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The area of the lot is depicted on the plat, and should also be shown on the Final Plat, revised to account for any required dedication, or a table provided on the Final Plat with the same information, if approved.

As the site is zoned commercially, a note should be required on the Final Plat stating that access to Central Boulevard is denied and the site is limited to one curb cut to Moffett Road, with the size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards. Existing curb cuts should be removed and landscaped to match the existing right-of-way. It should be noted that any curb cuts to Moffett Road, (US Highway 98), must be approved by ALDOT. Should a curb cut to Moffett Road not be approved, a new subdivision application will be required to request a curb cut to Central Boulevard. A note should also be required on the Final Plat stating that access to the unopened public right-of-way to the rear of the site is denied.

A drainage and utility easement is indicated in the middle of the site and noted that it is to be vacated with the recording of the plat. However, the proper process for easement vacations is through a Vacation of Easement initiated with the City Clerk's Office. A telephone conversation with the applicant's due diligence coordinator indicates that process is undergoing; therefore, the Vacation of Easement should be completed prior to signing the Final Plat.

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.

A note should be placed on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations.

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

- 1) demolition of one of the two structures prior to signing the Final Plat, or approval of a Planned Unit Development to retain both structures on the site prior to signing the Final Plat;
- 2) revision of the plat to indicate at least a 50' width from the centerline of Moffett Road currently exists, or dedication sufficient to provide 50' from the centerline of Moffett Road;
- 3) illustration of the 25' minimum building setback line along all street frontages, including the unopened public right-of-way to the rear, adjusted to be measured from any required dedication;

- 4) labeling of the lot to indicate its size in square feet and acres, revised to account for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that access to Central Boulevard is denied and the site is limited to one curb cut to Moffett Road, with the size, location, and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 6) placement of a note on the Final Plat stating that access to the unopened public right-of-way to the rear of the site is denied;
- 7) completion of the Vacation of Easement process for the central drainage and utility easement prior to signing the Final Plat;
- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 9) subject to the Engineering comments: *[(1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention, which must comply with all storm water and flood control ordinances Of the City of Mobile. 3) A 4' wide sidewalk shall be installed along Moffett Road and Center Street along the entire property frontage. A handicapped ramp shall be installed at the corner. 4) Any existing utility or drainage lines within the existing drainage and utility easement will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat];*
- 10) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile);*
- 11) *subject to the Traffic Engineering comments: [Driveway number, size, location, and design to be approved by Traffic Engineering and ALDOT (Moffett Road) and conform to AASHTO standards. Access to Moffett Road is contingent upon ALDOT approval];*
- 12) closure and re-landscaping of all unused curb cuts; and
- 13) full compliance with all municipal codes and ordinances.

Revised for the March 15th meeting:

This application was heldover from the February 16th meeting to allow the applicant to submit an application for PUD and to provide documentation from ALDOT regarding access to Moffett Road. The applicant submitted an Administrative PUD application for the subject site. A full PUD for Planning Commission review should have been submitted in this instance. However, the site plan on the PUD application indicated the proposed future commercial building and not the two existing structures. Therefore, the application was not accepted. However, in subsequent conversations with the applicant's due diligence coordinator, it was determined that the two existing structures on the site would be removed prior to signing the Final Plat and, thus, the PUD would not be required.

Also submitted was documentation from ALDOT stating that access to US 98 (Moffett Road) will not be permitted based on ALDOT's Access Management Policy. Therefore, the original staff requirement of denial of access to Central Boulevard, and limitation of one curb cut to Moffett Road is moot. In accordance with ALDOT policy, the site should be denied access to Moffett Road and limited curb cuts to Central Boulevard, with the number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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

- 1) demolition of at least one of the two existing structures on the site prior to signing the Final Plat;*
- 2) revision of the plat to indicate at least a 50' width from the centerline of Moffett Road currently exists, or dedication sufficient to provide 50' from the centerline of Moffett Road;*
- 3) illustration of the 25' minimum building setback line along all street frontages, including the unopened public right-of-way to the rear, adjusted to be measured from any required dedication;*
- 4) labeling of the lot to indicate its size in square feet and acres, revised to account for any required dedication, or the furnishing of a table on the Final Plat providing the same information;*
- 5) placement of a note on the Final Plat stating that access to Moffett Road is denied and the site is limited curb cuts along Central Boulevard, with the number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;*
- 6) placement of a note on the Final Plat stating that access to the unopened public right-of-way to the rear of the site is denied;*
- 7) completion of the Vacation of Easement process for the central drainage and utility easement prior to signing the Final Plat;*
- 8) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 9) subject to the Engineering comments: [(1) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. 2) If the proposed improvements increase the total impervious area of the site to over 4,000 square feet the owner will be required to provide on-site detention, which must comply with all storm water and flood control ordinances Of the City of Mobile. 3) A 4' wide sidewalk shall be installed along Moffett Road and Center Street along the entire property frontage. A handicapped ramp shall be installed at the corner. 4) Any existing utility or drainage lines within the existing drainage and utility easement will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat];*
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- 12) closure and re-landscaping of all unused curb cuts; and*
- 13) full compliance with all municipal codes and ordinances.*

LOCATOR MAP



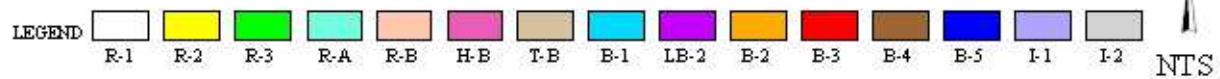
APPLICATION NUMBER 1 DATE March 15, 2012
 APPLICANT TBG II Subdivision
 REQUEST Subdivision



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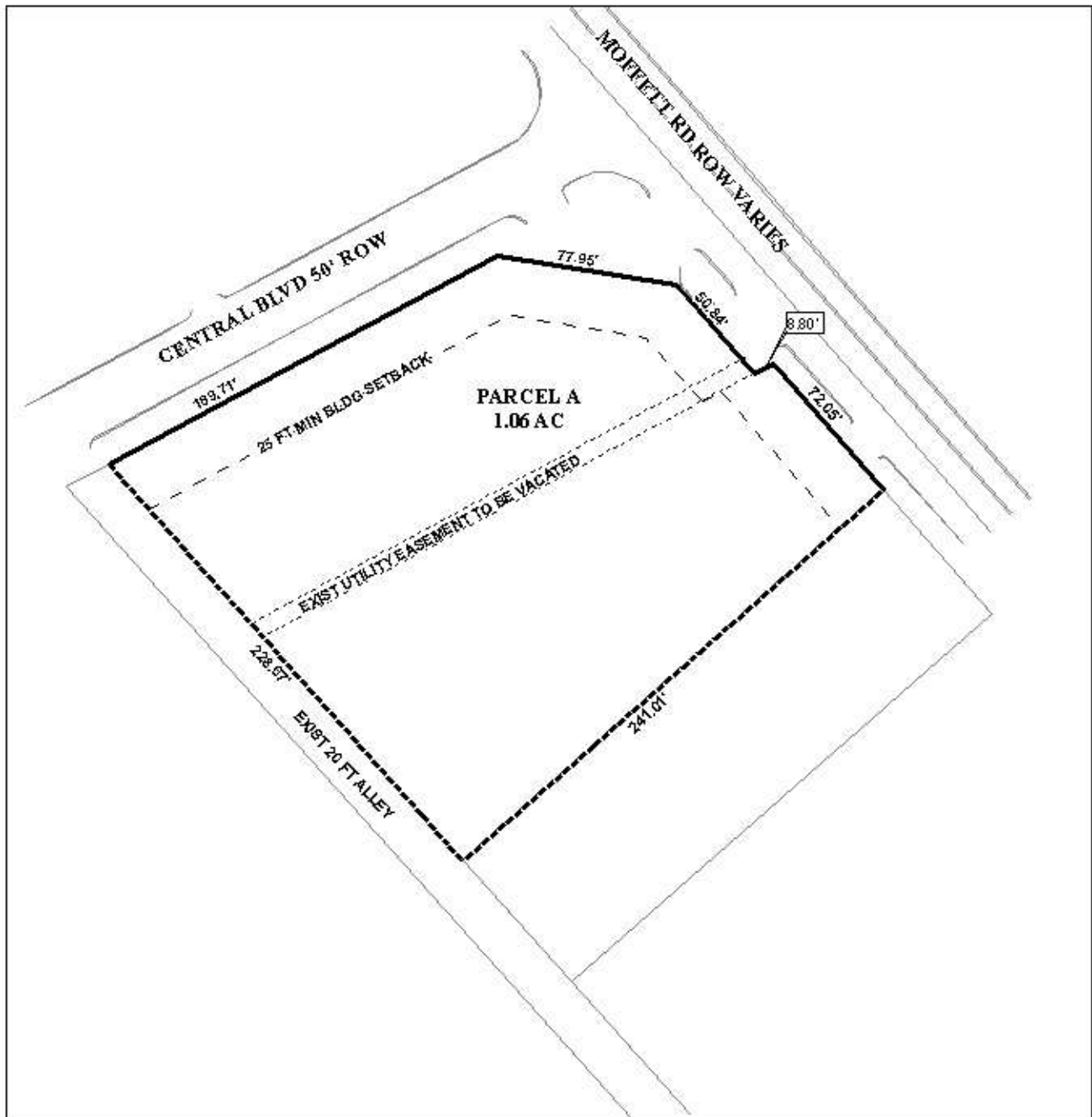
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APPLICATION NUMBER 1 DATE March 15, 2012



DETAIL SITE PLAN



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APPLICANT TBG II Subdivision

REQUEST Subdivision

