

## **GULF EQUIPMENT SUBDIVISION**

Engineering Comments: The width, location and alignment of the proposed drainage easement subject to review and approval by the City Engineer. Need to provide an easement for the creek crossing the property. Show Mobile City Limits on the Final Plat. Due to the undersized drainage system and history of flooding during rain events at the downstream location at Larue Steiner, detention (100 year storm with 10 year release) will be required for any increase in impervious area. Any work performed in the right of way (including easements) will require a right of way permit, in addition to any required land disturbance permits. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 8.1± acre, 1-lot subdivision which is located on South side of Willis Road, 45' East of Middle Road, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a legal lot of record that was labeled as "Future Development" on the Ram's Head Addition to Tillman's Corner Unit One which was approved by the Planning Commission as part of a 3-lot light-industrial subdivision at its July 25, 2002 meeting, but has not been recorded. The current application proposes 1 lot.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated on the preliminary plat, and should be retained on the Final Plat, if approved.

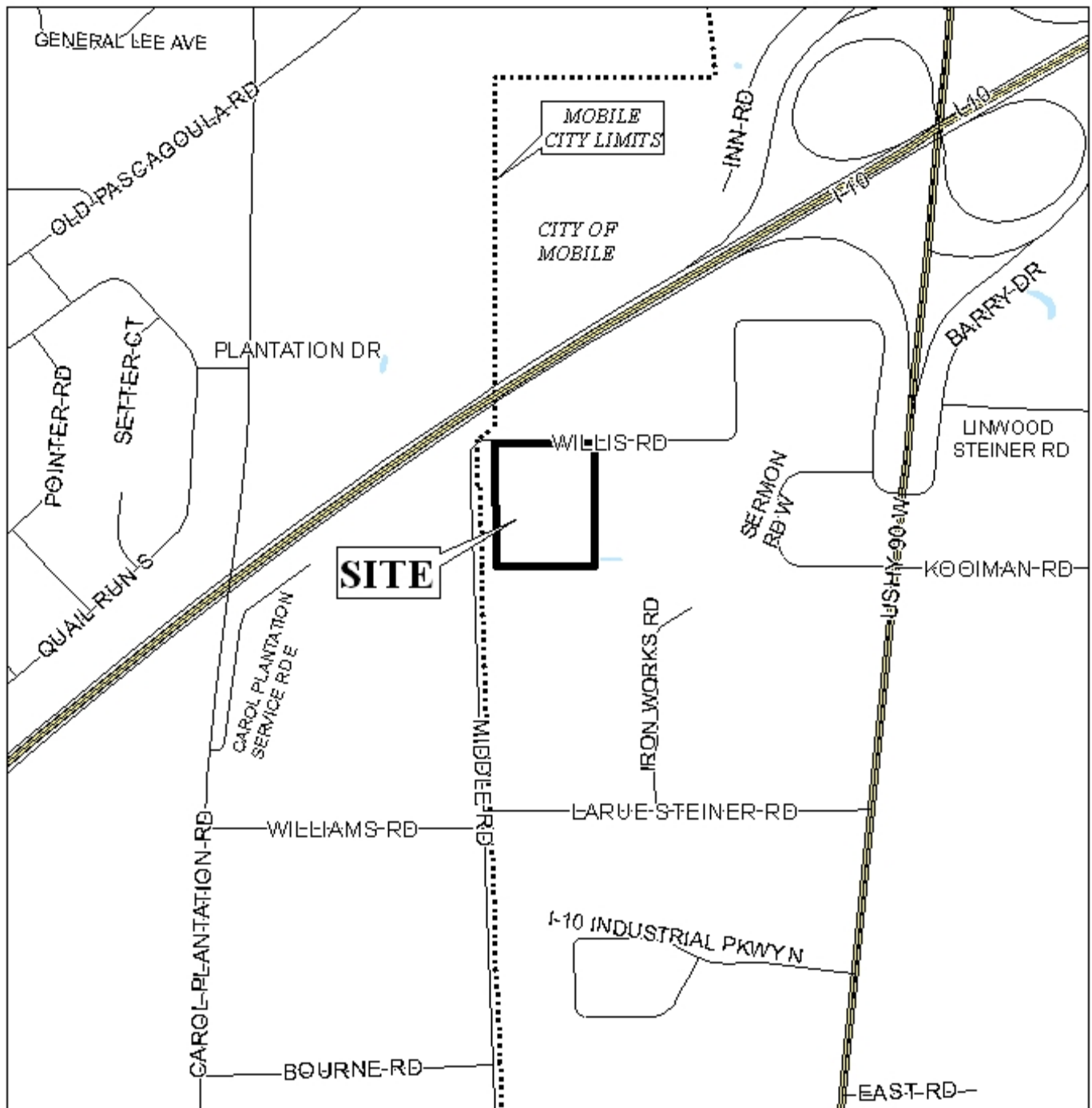
It appears that a portion of the site may contain wetlands and be within the floodplain for Rabbit Creek. The potential presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the labeling of the lot with its size in square feet;
- 2) 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; and
- 3) placement of a note 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.
- 4) retention of the 25-foot minimum building setback line along all right-of-way frontages;
- 5) placement of a note on the Final Plat limiting the development to one curb cut to Willis Road, with the size, design, and location of all curb cuts to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) compliance with Engineering comments (*The width, location and alignment of the proposed drainage easement subject to review and approval by the City Engineer. Need to provide an easement for the creek crossing the property. Show Mobile City Limits on the Final Plat. Due to the undersized drainage system and history of flooding during rain events at the downstream location at Larue Steiner, detention (100 year storm with 10 year release) will be required for any increase in impervious area. Any work performed in the right of way (including easements) will require a right of way permit, in addition to any required land disturbance permits. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.*)
- 7) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;
- 8) correction of legal description "Southeast corner" should be "Southwest corner"; and
- 9) full compliance with all other municipal codes and ordinances.

# LOCATOR MAP



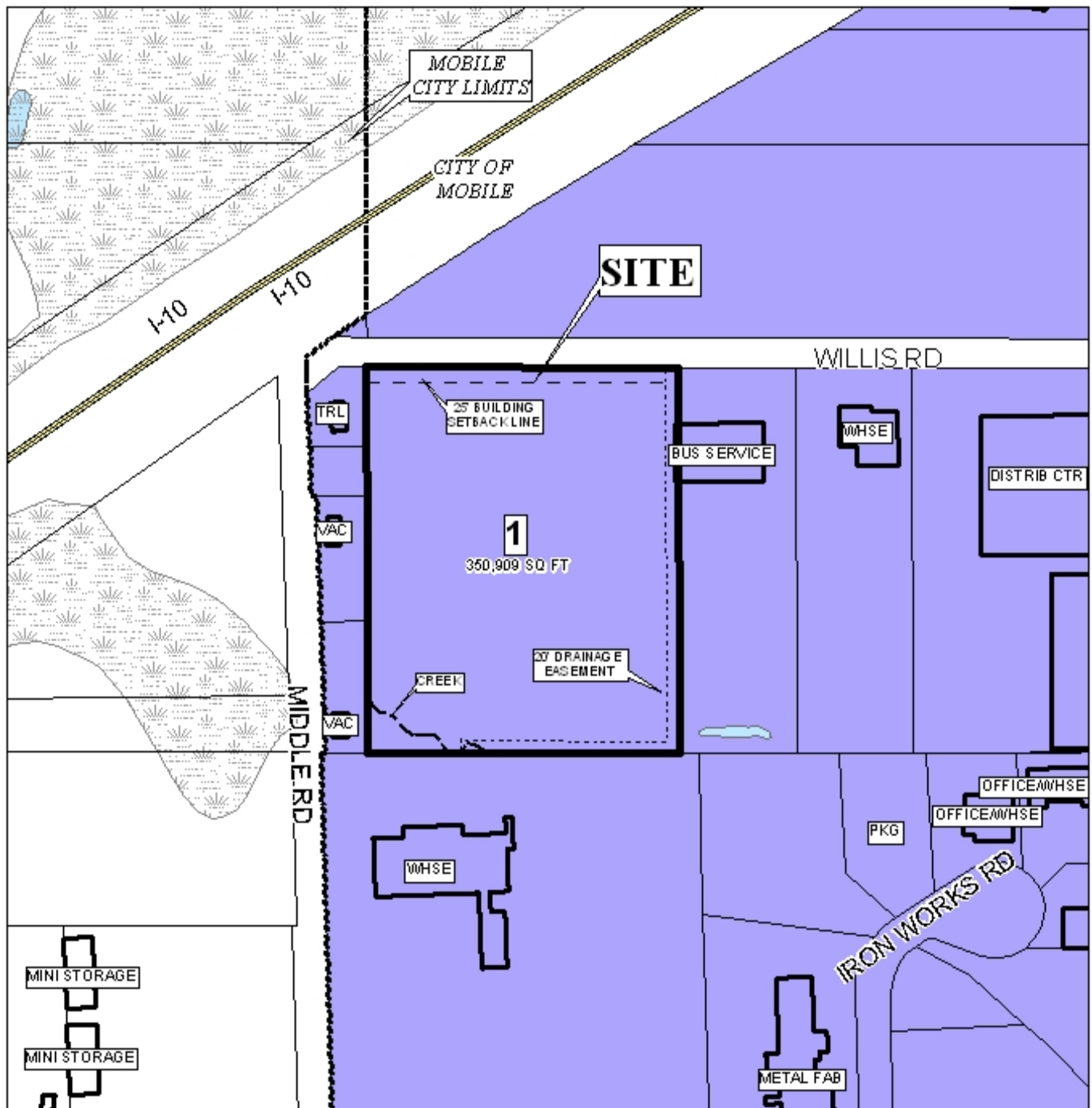
APPLICATION NUMBER 2 DATE January 6, 2011

APPLICANT Gulf Equipment Subdivision

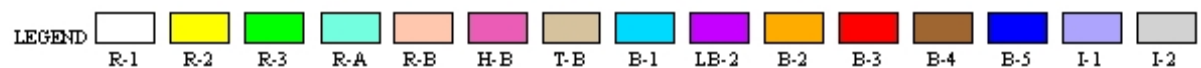
REQUEST Subdivision



# GULF EQUIPMENT SUBDIVISION



APPLICATION NUMBER 2 DATE January 6, 2011





# GULF EQUIPMENT SUBDIVISION



APPLICATION NUMBER 2 DATE January 6, 2011

