

TBG III SUBDIVISION

Engineering Comments: 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. A complete set of construction plans for the site work (including drainage, utilities, grading, storm water systems, paving) will be required to be submitted with the Land Disturbance permit. These plans are to be submitted and approved prior to beginning any of the construction work. Any proposed development must comply with all storm water and flood control ordinances of the City of Mobile. Any existing sidewalk panels that are damaged will need to be repaired/replaced.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. There is a line of sight issue in the northwest corner of the intersection of Osage Street and Wilson Avenue due to the grade of this site. As a result, Osage Street is signed as one-way westbound in this block. A curb cut on Osage Street must be prohibited based on the existing site characteristics. The curb along Wilson Avenue is more of a retaining wall at the edge of the travel lane, and clear line of site must be provided for any driveway from Wilson Avenue.

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 lot, 0.9 ± acre subdivision which is located at 607 Wilson Avenue South (Northwest corner of Wilson Avenue South and Osage Street), and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a single legal lot of record from five existing legal lots of record.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area size is depicted on the plat in square feet and acres, and should be retained on the Final Plat, if approved. The 25-foot minimum building setback line is depicted along Wilson Avenue South, but not along Osage Street. The 25' minimum building setback line should be depicted along all public street frontages.

The proposed lot fronts Wilson Avenue South to the East and Osage Street to the South. Osage Street is a minor street provided with curb and gutter. Section V.B.14. of the Subdivision Regulations requires a right-of-way width of 50 feet for minor streets provided with curb and

gutter. As such, no dedications will be required along Osage Street. It should be noted that the proposed Crosstown Loop 4 is illustrated along Wilson Avenue South adjacent to the site. As a proposed major street, a right-of-way of 100 feet will be required. As such, a dedication of 50 feet from the centerline will be required. There is an existing structure on the property that will be encroaching on this required dedication; therefore the structure will need to be either relocated on the property, or removed.

The site is located at the intersection of Wilson Avenue South and Osage Street. As such, compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii will be required at the intersection.

Access management is a concern. The site should be limited to one curb cut to Wilson Avenue South with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards. The site should be denied access to Osage Street due to Osage Street being primarily residential in nature.

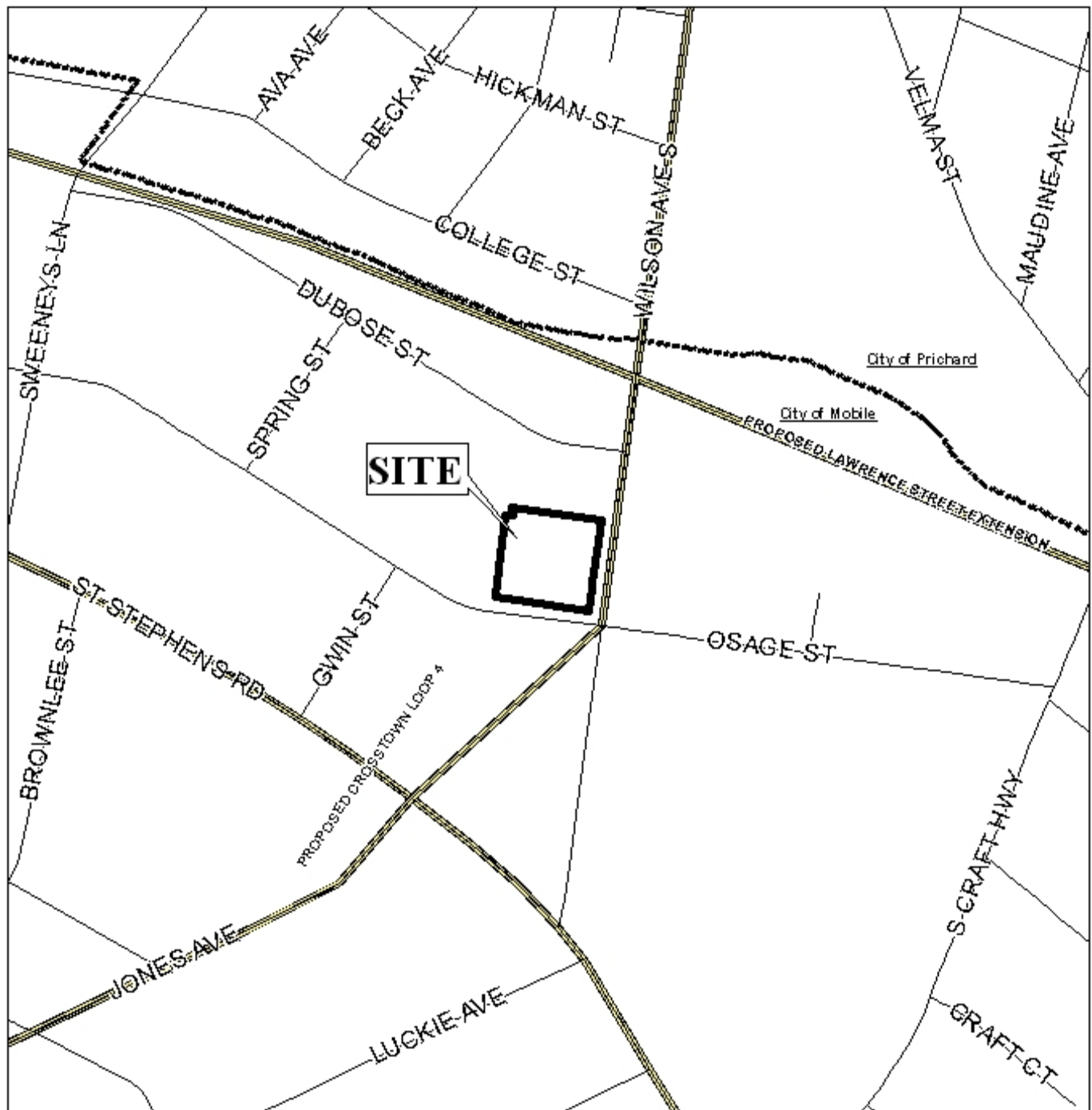
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Finally, the proposed lot is labeled as "Parcel A." This should be modified on the Final Plat, if approved, to state "Lot 1" or "Lot A".

Based upon the preceding, this application is recommended for tentative approval subject to the following conditions:

- 1) dedication to provide 50 feet from the centerline along Wilson Avenue South;
- 2) relocation or demolition of the existing structure to remove it from the required dedication with proper permits;
- 3) retention of lot area size in square feet and acres, on the Final Plat;
- 4) retention of the 25-foot minimum building setback line along Wilson Avenue South and Osage Street;
- 5) revision of the labeling of "Parcel A" to "Lot 1" or "Lot A";
- 6) compliance with Section V.B.16. of the Subdivision Regulations regarding curb radii at the corner of Wilson Avenue South and Osage Street;
- 7) placement of a note on the Final Plat stating that site is denied access to Osage Street and limited to one curb cut to Wilson Avenue South with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 8) compliance with 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;*" and
- 9) 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.

LOCATOR MAP



APPLICATION NUMBER 2 DATE March 1, 2012
APPLICANT TBG III Subdivision
REQUEST Subdivision

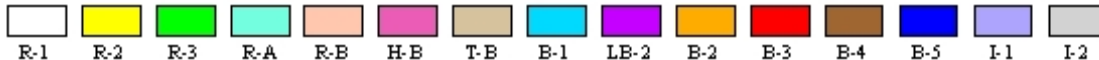


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LEGEND



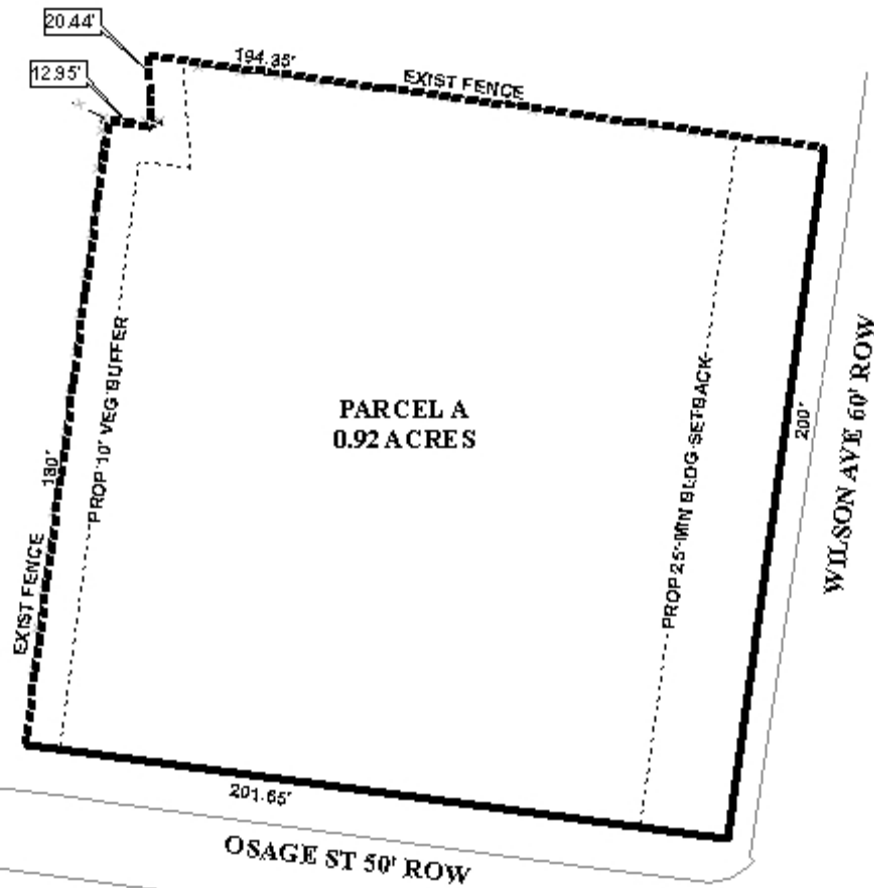
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APPLICATION NUMBER 2 DATE March 1, 2012



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE March 1, 2012
APPLICANT TBG III Subdivision
REQUEST Subdivision

