

RESUBDIVISION OF **GRADY BUICK COMMERCIAL CENTER**

Engineering Comments: Need a minimum 25 ft radius dedicated to the City of Mobile at the intersection of Government Blvd & Macmae Dr. 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. 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.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 3.5± acre, 2 lot subdivision, which is located at the Southwest corner of Government Boulevard Service Road and Macmae Drive, in City Council District 4. The applicant states that the site is served by public water and sanitary facilities.

The purpose of this application is to move an interior lot line between two legal lots of record.

It should be noted that the subject site has been involved in several Planned Unit Development applications in the past. Since the applicant is not proposing any new development at this time, this request can be considered minor and should not affect the previous approvals. The applicant should be aware that any change in the site (paving, parking, construction, etc.) will require a new Planned Unit Development application.

The site fronts Government Boulevard Service Road to the North and Macmae Drive to the East, both with sufficient rights-of-way. No dedication is required.

As proposed, Lot 1 has approximately 148' and 307' of frontage along Government Boulevard Service Road and Macmae Drive respectively. Lot 2 has approximately 261' of frontage along Macmae Drive. As already mentioned, this site is part of a previously approved Planned Unit Development, which is site plan specific. Thus, curb cutting shall be limited to the approved PUD site plan.

As proposed, the plat does not illustrate an adequate radius where Government Boulevard Service Road intersects Macmae Drive. The applicant should revise the plat to comply with Section V.B.16 of the Subdivision Regulations.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lots with their sizes in square feet, or provide a table on the plat with the same information.

Lot 1 of Grady Buick Commercial Center is currently developed. Therefore, the applicant should illustrate all existing structures on the final plat to ensure compliance with Section 64-3.E.3 of the Zoning Ordinance.

As illustrated on the plat, the applicant has retained the 20' minimum building setback from Macmae Drive. Section 64-4.D.3 of the Zoning Ordinance allows corner building sites to have a side street setback of 20'. Thus, since the existing development fronts Government Boulevard Service Road, a waiver of Section V.D.9 of the Subdivision Regulations may be appropriate.

Wetlands exist near the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental 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.

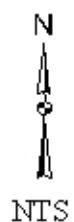
With a waiver of Section V.D.9 of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that curb cutting for the subdivision is limited to the existing approved Planned Unit Development site plan;
- 2) placement of a note on the final plat stating that the site part of an existing Planned Unit Development; any future changes in the site (paving, parking, construction, etc.) will require a new Planned Unit Development application;
- 3) provision of an adequate radius at the corner of Government Boulevard Service Road and Macmae Drive;
- 4) labeling of the lots with their sizes in square feet, or the provision of a table on the final plat with the same information;
- 5) depiction of all existing structures on the final plat to verify compliance with Section 64-3.E.3 of the Zoning Ordinance;
- 6) the applicant receive the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities; and
- 7) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

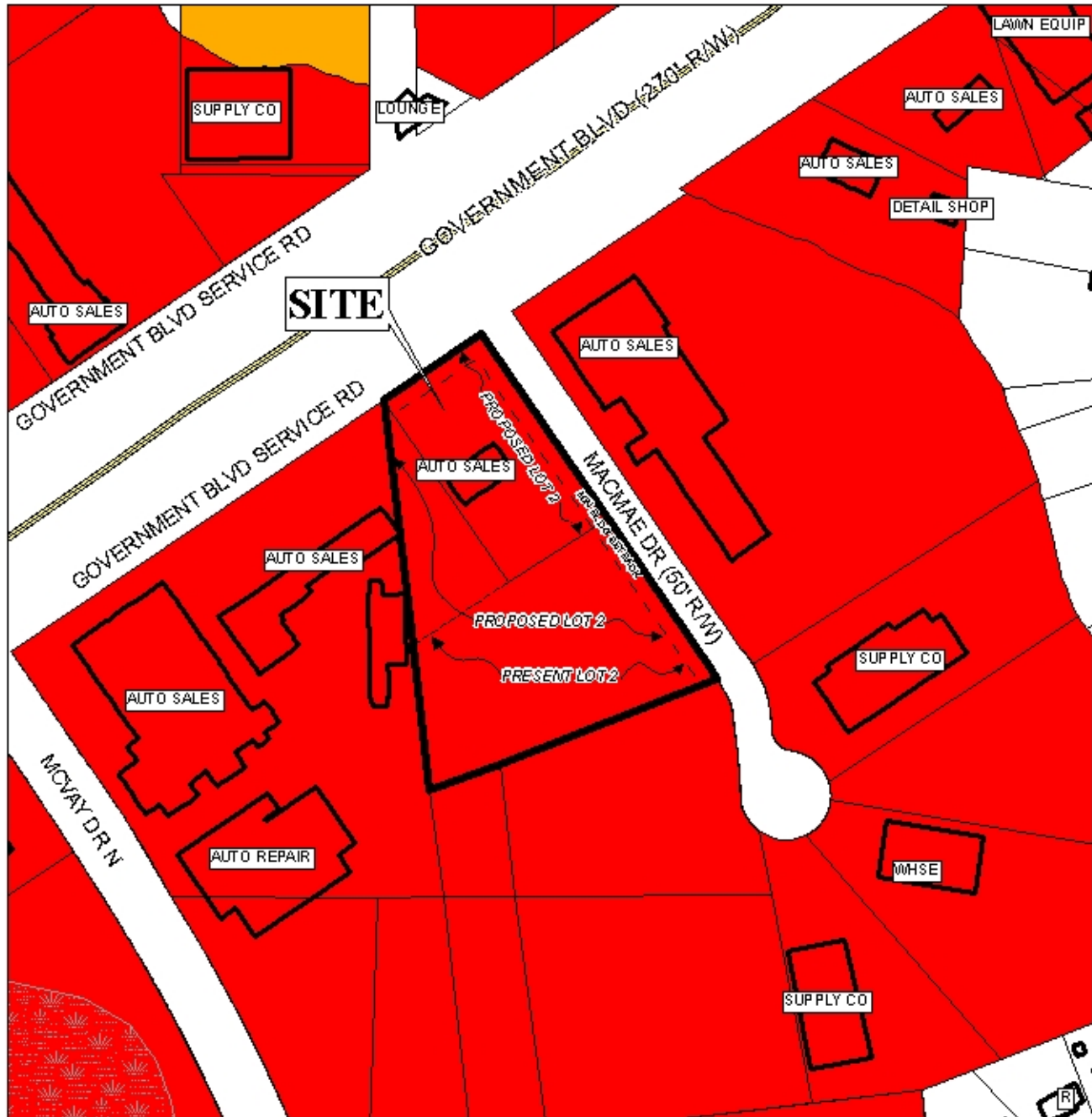
LOCATOR MAP



APPLICATION NUMBER 4 DATE August 6, 2009
APPLICANT Grady Buick Commercial Center Subdivision, Resubdivision of
REQUEST Subdivision



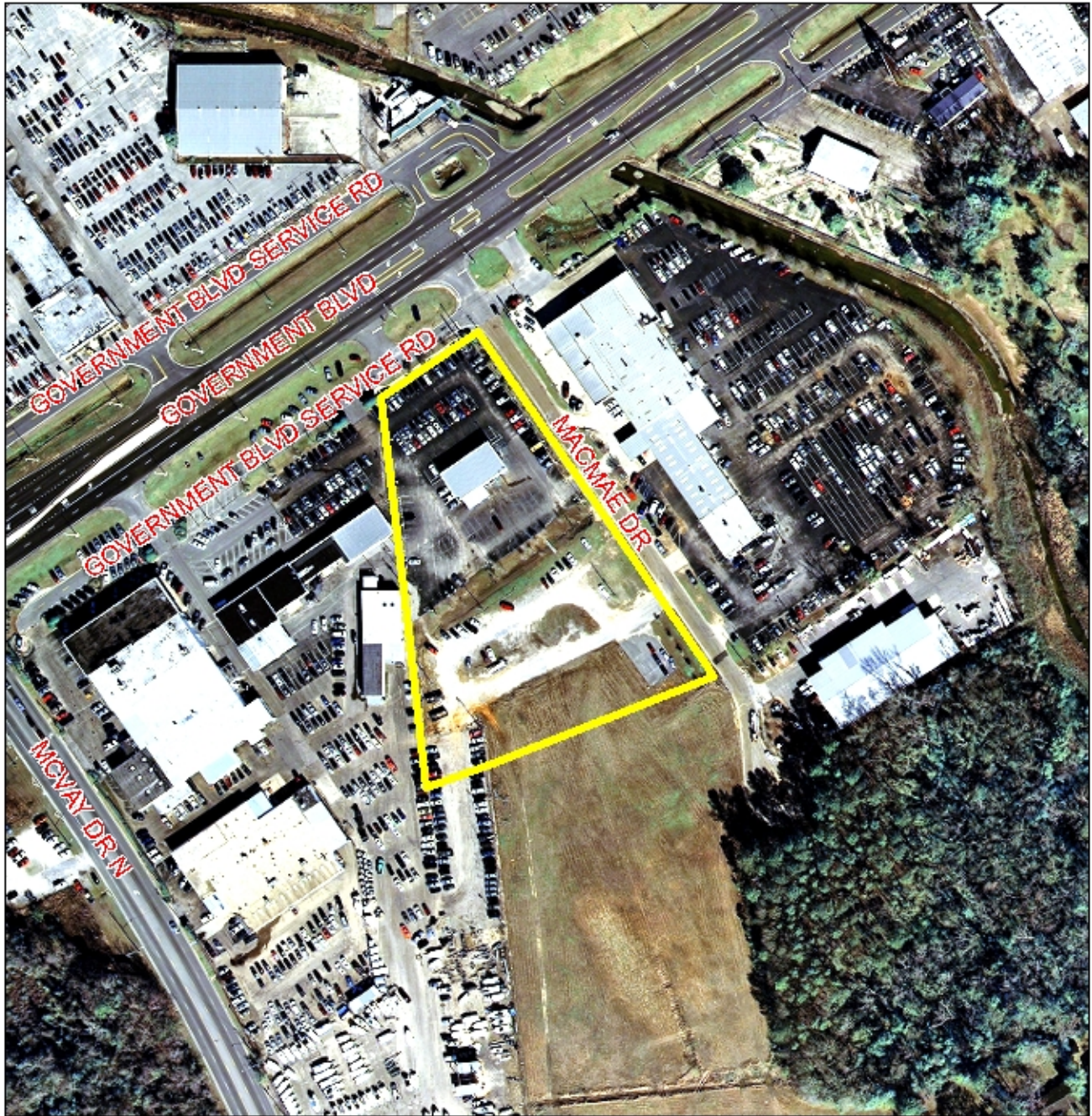
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