

MCGOWIN INTERSTATE SUBDIVISION, **RESUBDIVISION OF LOT 2**

Engineering Comments: The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. 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 ALDOT 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: No comments.

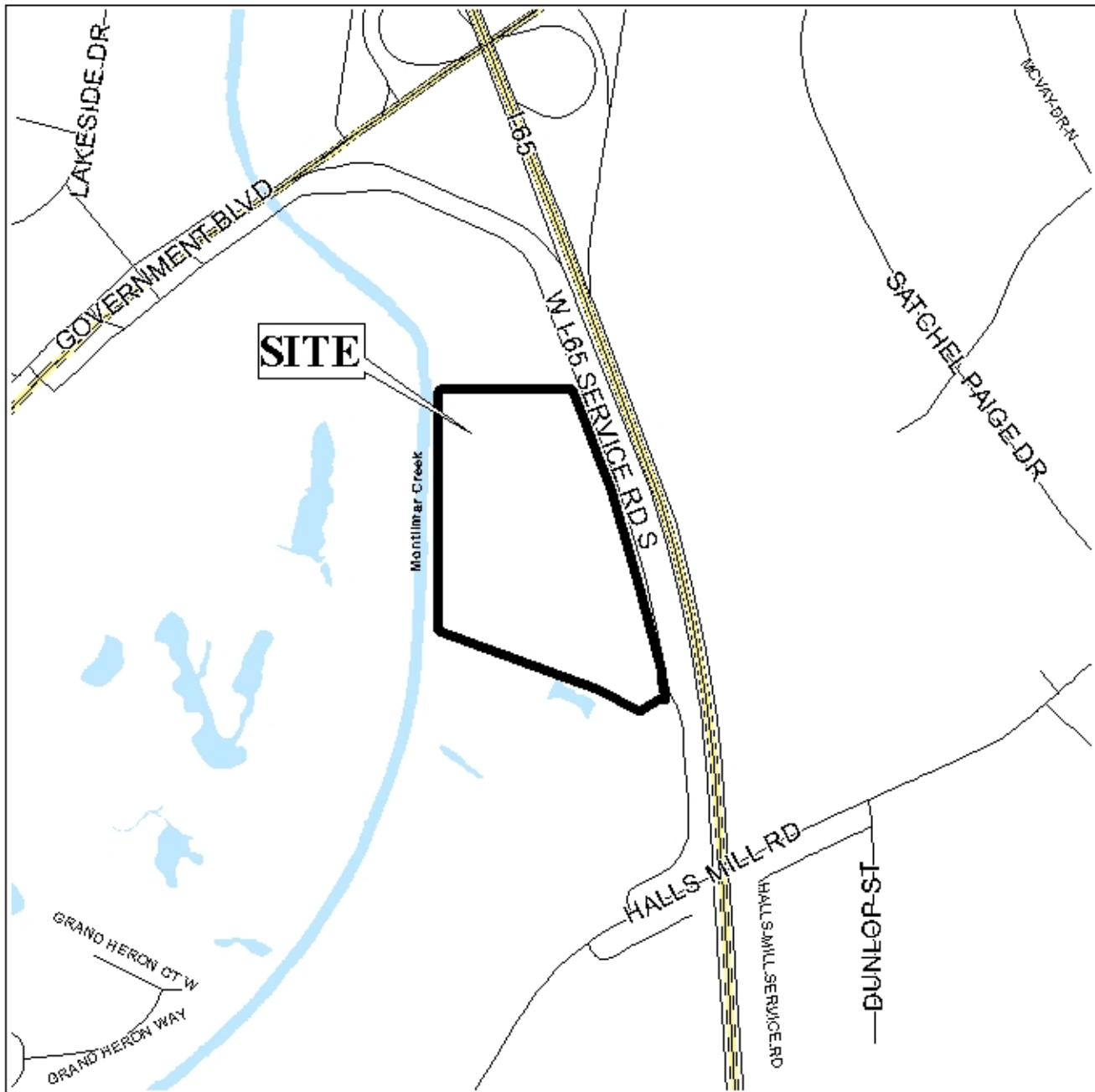
The plat illustrates the proposed 25 ± acre, 8-lot subdivision which is located on the West side of West I-65 Service Road South, ¼ mile± North of Halls Mill Road, and is in Council District 4. The applicant states that the site is served by public water and sanitary sewer. The purpose of the application is to create 8 lots from one metes and bounds parcel. The site fronts the service road for Interstate-65.

The site involves the creation of a new street, which must be constructed to City Engineering standards. The applicant is proposing to develop the site in phases, saving the construction of the proposed street for later phases. Access management is a concern for the subdivision, and it is recommended that Lots 2-6 be limited to one curb-cut each onto Spinner Court. Lot 7 has frontage onto Spinner Court and the service road, however, as Spinner Court may not be constructed until later phases, Lot 7 should be allowed one curb-cut onto West I-65 Service Road South with the condition that the curb-cut be closed when Spinner Court is completed, at which time Lot 7 should be allowed three curb-cuts onto Spinner Court. Similar to Lot 7, Lot 1 should be allowed one curb-cut onto West I-65 Service Road South with the condition that the curb-cut be closed when Spinner Court is completed, at which time Lot 1 should be allowed one curb-cut onto Spinner Court. Proposed Lot 8 has approximately 1000 feet of frontage onto West I-65 Service Road South, and should be a limited to three curb-cuts onto the service road. The size, design and location of all curb-cuts must be approved by Traffic Engineering and conform to AASHTO standards.

Based on the preceding, this application is recommended for Tentative Approval, subject to the following conditions: 1) full compliance with Engineering Comments (*The applicant is responsible for verifying if the site contains wetlands. The site can be checked against the National Wetlands Inventory on the COM web site Environmental Viewer. If the site is included on the NWI, it is the applicant's responsibility to confirm or deny the existence of regulatory wetlands. If wetlands are present, no fill allowed without a Corps of Engineers permit. 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.); 2) placement of a note on the plat stating that Lots 1 and 7 are limited to one-curb each onto West I-65 Service Road South until such time that Spinner Court is completed, then Lot 1 is limited to one curb-cut onto Spinner Court and Lot 7 is limited to three curb-cuts onto Spinner Court, with the curb-cuts onto the service road closed, that Lots 2-6 be limited to one curb-cut onto Spinner Court, and that Lot 8 is limited to three curb-cuts onto West I-65 Service Road South, with the size, design and location of all curb-cuts to be approved by ALDOT and Traffic Engineering and conform to AASHTO standards; 3) labeling of each lot with its size in square feet, or provision of a table on the plat with the same information; 4) construction of Spinner Court to City of Mobile standards, when it is constructed; and 5) full compliance with all other municipal codes and ordinances.

LOCATOR MAP

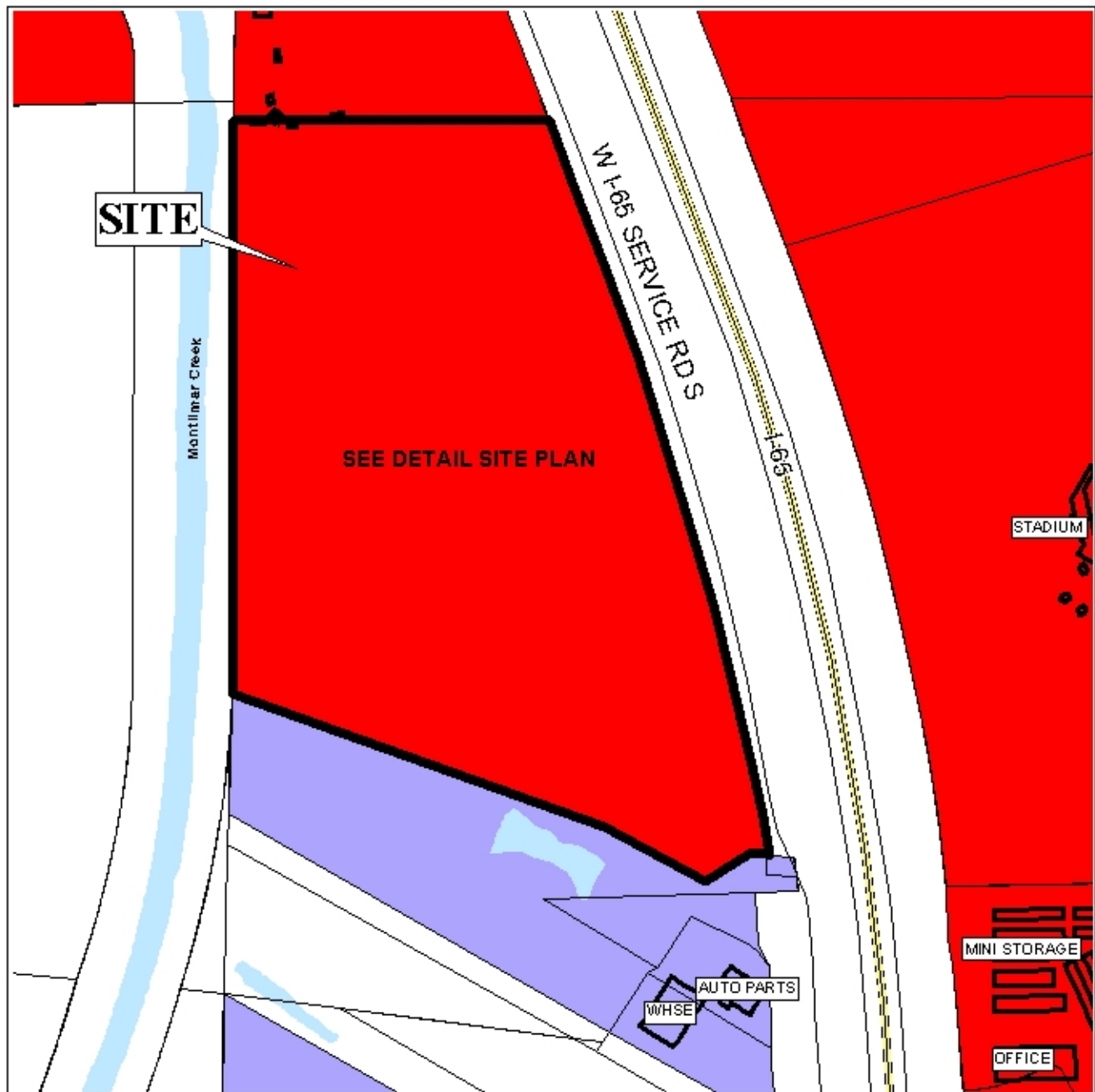


APPLICATION NUMBER 4 DATE March 15, 2007
APPLICANT McGowin Interstate Subdivision, Resubdivision of Lot 2
REQUEST Subdivision



NTS

MCGOWIN INTERSTATE SUBDIVISION, RESUBDIVISION OF LOT 2



APPLICATION NUMBER 4 DATE March 15, 2007

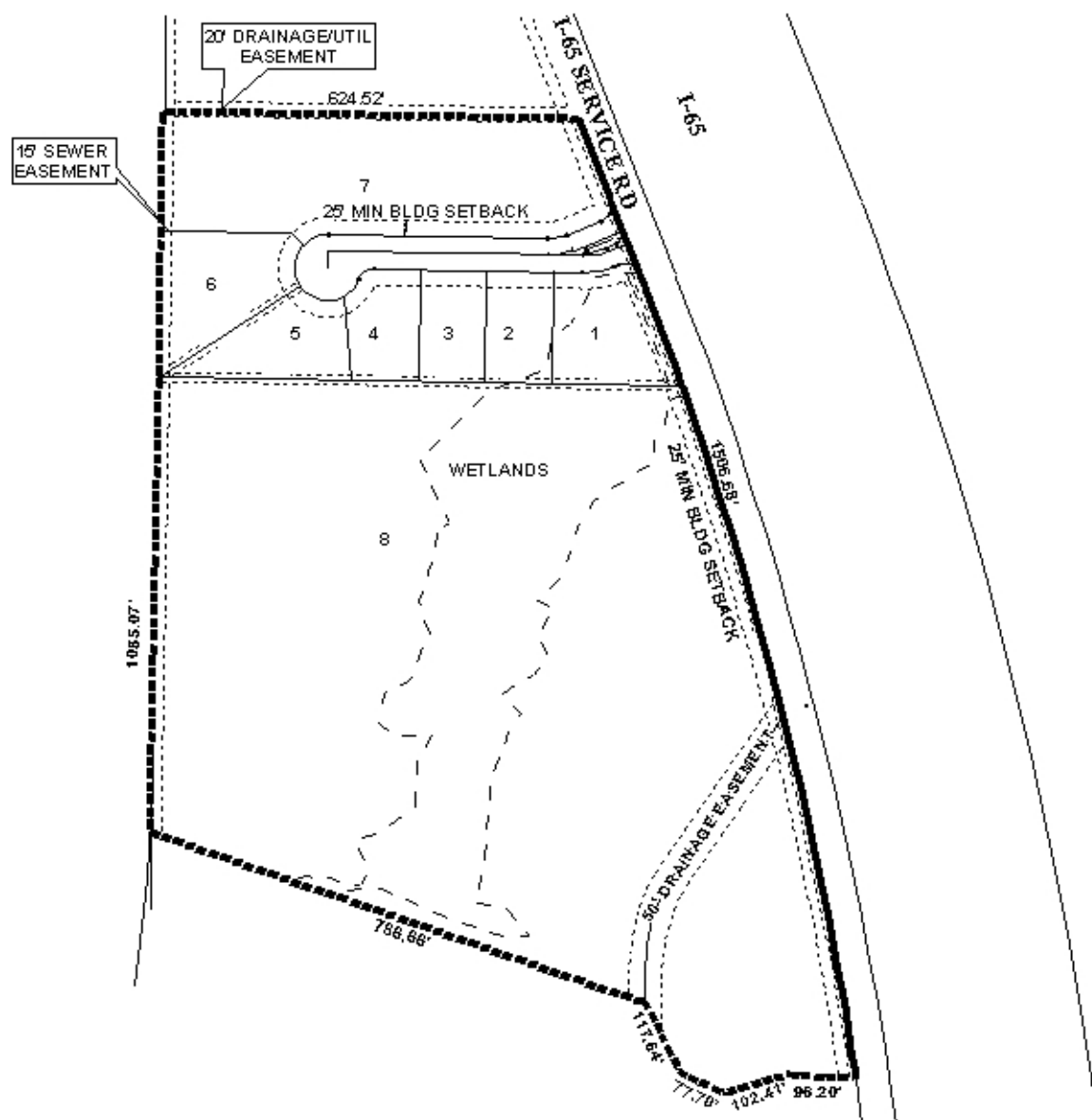
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE March 15, 2007
 APPLICANT McGowin Interstate Subdivision, Resubdivision of Lot 2
 REQUEST Subdivision



NTS