

## **MOBILE NOAA SUBDIVISION**

Engineering Comments: Must comply with all storm water and flood control ordinances.

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 16.7± acre, 2-lot subdivision, which is located on the North side of Zeigler Boulevard, at the North termini of Zeigler Circle East and Zeigler Circle West, in City Council District 7. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create two legal lots record from a metes and bounds parcel.

The site fronts Zeigler Boulevard, a major street with 100-foot right-of-way illustrated on the preliminary plat. The Major Street component comprehensive Master Plan requires that major streets provide a minimum of 100-feet of right-of-way; however, as 100-feet of right-of-way is illustrated, dedication is not required.

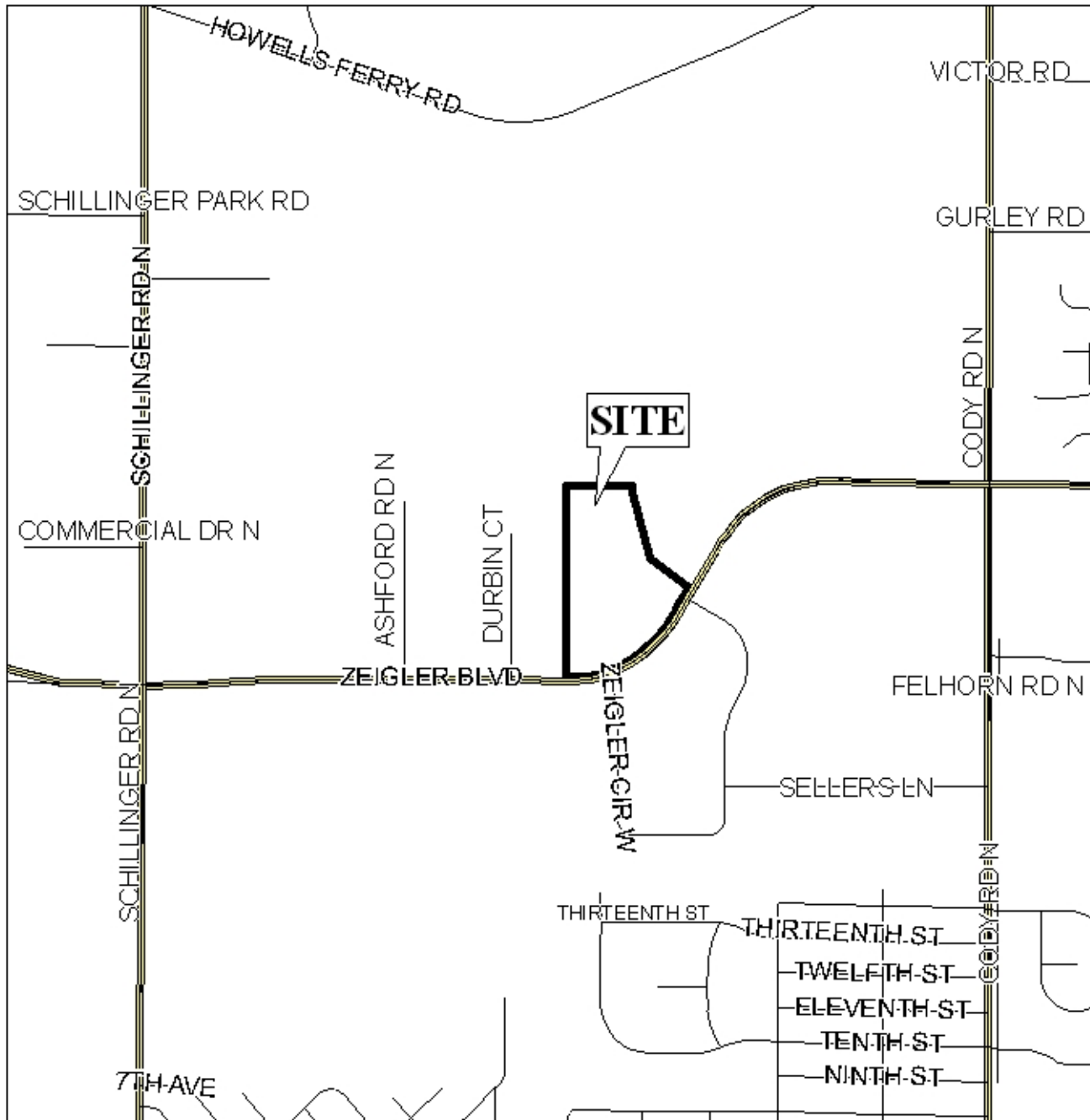
The site has extensive frontage along Zeigler Boulevard. However, the site is located in a sweeping curve; and therefore, as a means of access management, a note should be place on the Final Plat stating that each lot is limited to two curb cuts to Zeigler Boulevard, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards.

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 on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to two curb cuts to Zeigler Boulevard, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) labeling of the lots with there size in square feet, or the provision of a table on the Final Plat with the same information; and
- 3) placement of a note on the Final 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



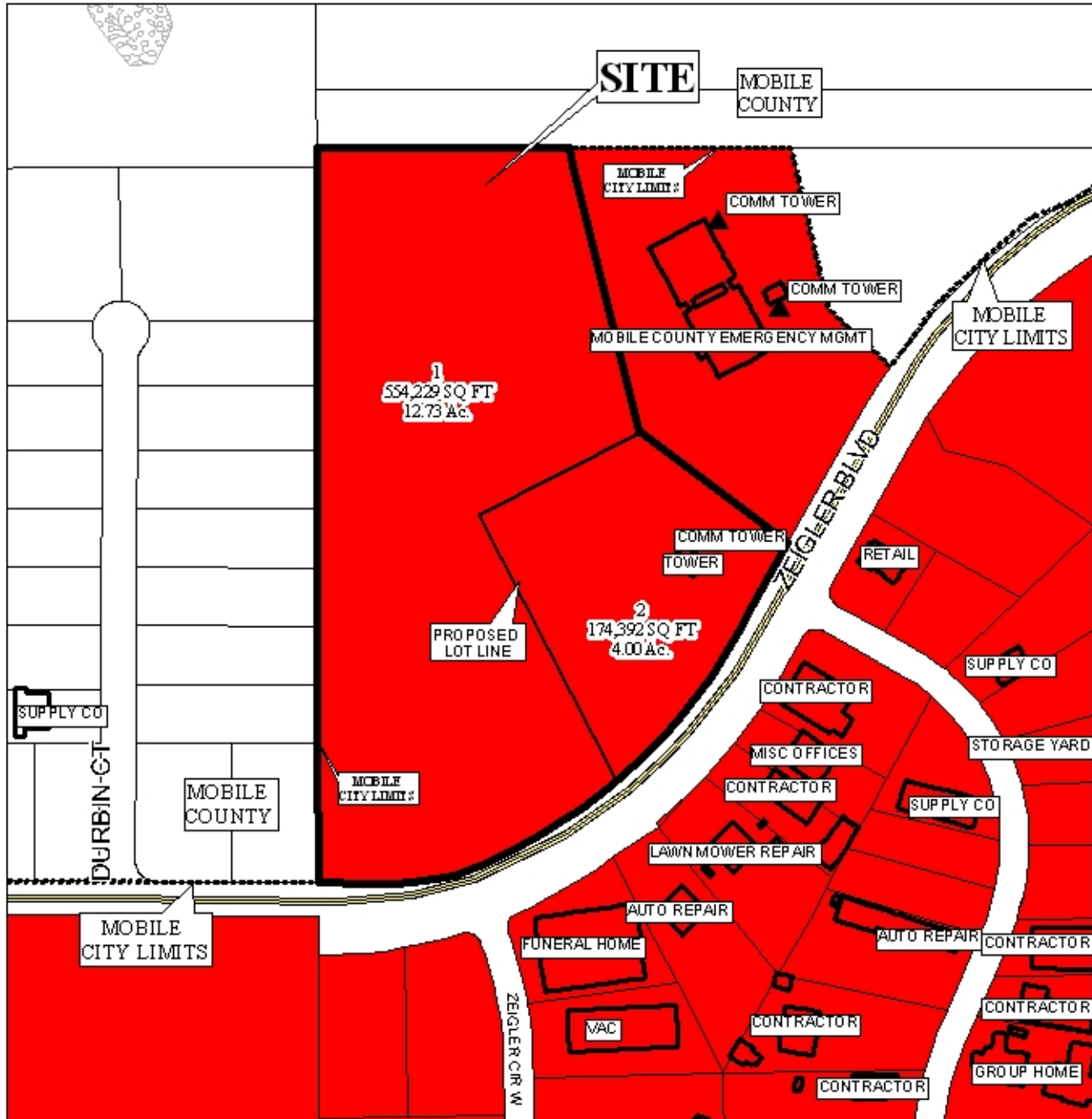
APPLICATION NUMBER 5 DATE April 16, 2009

APPLICANT Mobile NOAA Subdivision

REQUEST Subdivision



# MOBILE NOAA SUBDIVISION



APPLICATION NUMBER 5 DATE April 16, 2009

LEGEND

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

N  
NTS



## MOBILE NOAA SUBDIVISION



APPLICATION NUMBER 5 DATE April 16, 2009

