

GOVERNMENT/AIRPORT SUBDIVISION

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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 numbers, 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: No comments.

Mobile Area Water & Sewer System Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 0.5± acre, one lot subdivision, which is located on the North side of Government Street, 165'± West of Ellis Avenue, and extending North to Airport Boulevard, in city council district 2. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel. While no documentation was submitted to establish the parcel as a legal parcel of record prior to 1952, it has changed ownership numerous times over the last 30 years, therefore inclusion of additional parcels would not be practicable.

The site is now vacant and has been the site of a fast food restaurant, dine-in restaurant, and residence in the past. It has been zoned B-2, Neighborhood Business since the adoption of the Zoning Ordinance in 1967. The site currently has one curb cut to Government Street and two curb cuts to Airport Boulevard and allows cut-through traffic between the two streets. A note should be placed on the final plat limiting the site to one curb cut each to Government Street and Airport Boulevard with no internal through connection. Since the site has double street frontage, the 25' front setback line should be shown along both frontages. The current right of way width along Government Street is 100' and is in compliance with the Major Street Plan for such width.

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

1. the placement of a note on the final plat stating that the subdivision is limited to one curb cut each to Government Street and Airport Boulevard, size, location and design to be approved by Traffic Engineering and ALDOT, with no internal through connection; and

2. the depiction on the final plat of the 25' front setback line along Government Street and Airport Boulevard.

LOCATOR MAP



APPLICATION NUMBER 6 DATE June 7, 2007

APPLICANT Government/Airport Subdivision

REQUEST Subdivision



NTS

GOVERNMENT/AIRPORT SUBDIVISION



APPLICATION NUMBER 6 DATE June 7, 2007

LEGEND

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