

MCGOWIN PARK, **RESUBDIVISION OF LOTS 1 & 2**

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition.
- C. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and 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 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.

MAWSS Comments: No comments received.

The preliminary plat illustrates the proposed one lot subdivision, which is located on the South side of Government Street, 165'± East of Satchel Paige Drive, and is in Council District 3. The application states that the subdivision is served by city water and sanitary facilities.

The purpose of this application is to combine two legal lots of record into one legal lot of record.

Generally, there is little concern in a resubdivision such as this; however, this resubdivision is of lots within the overall McGowin Park commercial development which is also a somewhat complex commercial/retail PUD. Applications for revision to the PUDs for McGowin Park (East and West sides of Satchel Paige Drive respectively) are numbers 10 and 11 on this agenda. Some items, such as access will also be addressed in the report and recommendations for number 10 (number 11 is across Satchel Paige Drive, and technically a separate, but related, PUD).

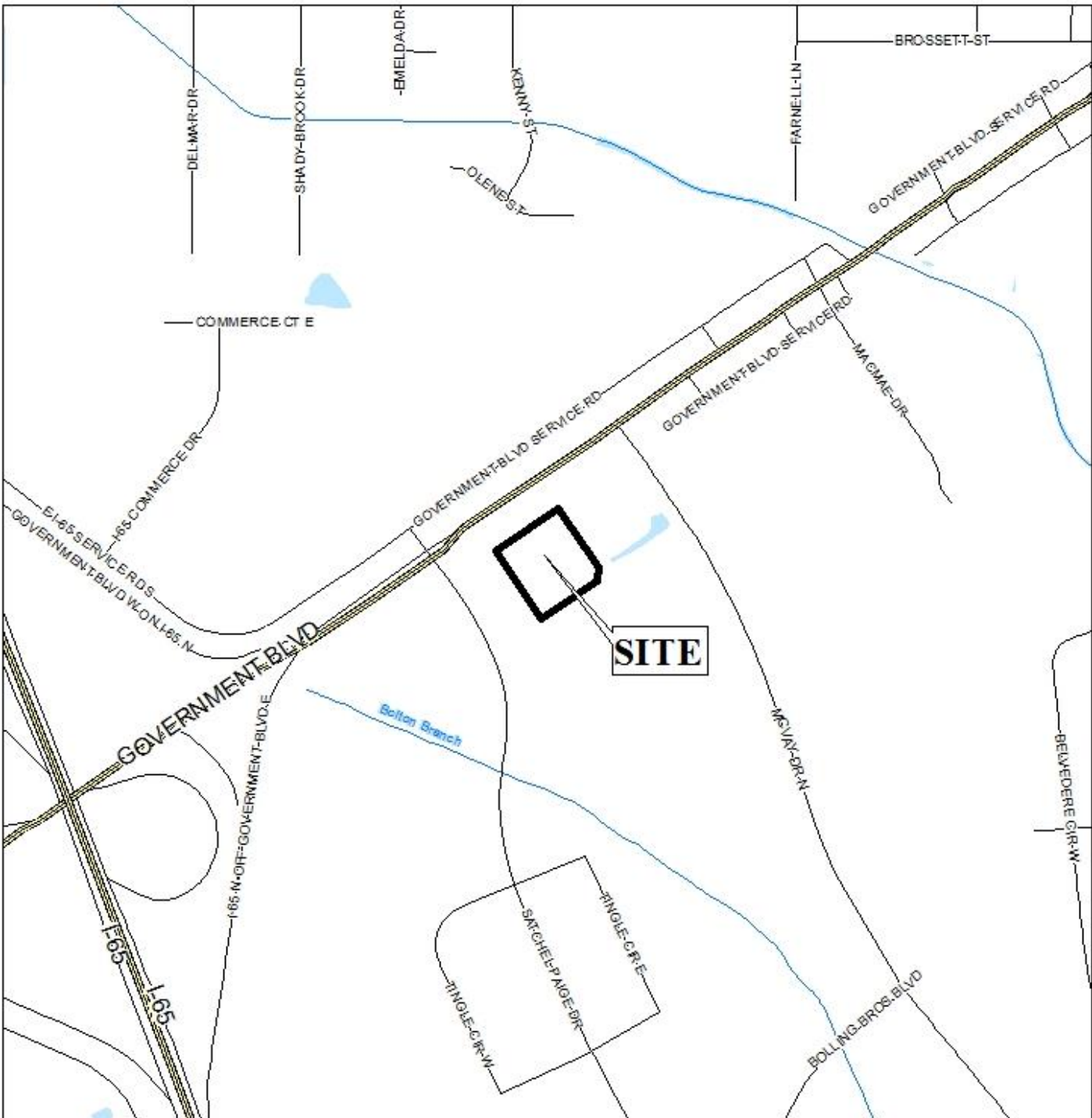
Aside from the unique features related to the PUD, this is otherwise a simple resubdivision, combining two lots into one.

Therefore, a condition limiting curb cuts and access to those approved and illustrated on the site plan of the associated PUD, would be appropriate. In addition, the applicant has had to deal with compliance with wetlands, flood zones, endangered species throughout the process, has met those requirements, and will continue to meet them throughout the PUD process through completion of the project.

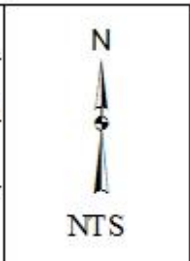
Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards;
- 2) revision of the plat to depict the 25-foot minimum building setback line;
- 3) labeling of each lot with its size in square feet and acres, as depicted on the preliminary plat;
- 4) compliance with Engineering Requirements (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. C) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. D) Provide and label the monument set or found at each subdivision corner. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Provide a copy of the Final Plat (signatures not required) along with the original when submitting for City Engineer signature.);*
- 5) compliance with Traffic Engineering Comments (*Driveway number, size, location and design are subject to the approved PUD for this site, and shall be approved by ALDOT (where applicable) and Traffic Engineering, and conform to AASHTO standards);*
- 6) compliance with 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); and*
- 7) 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);*

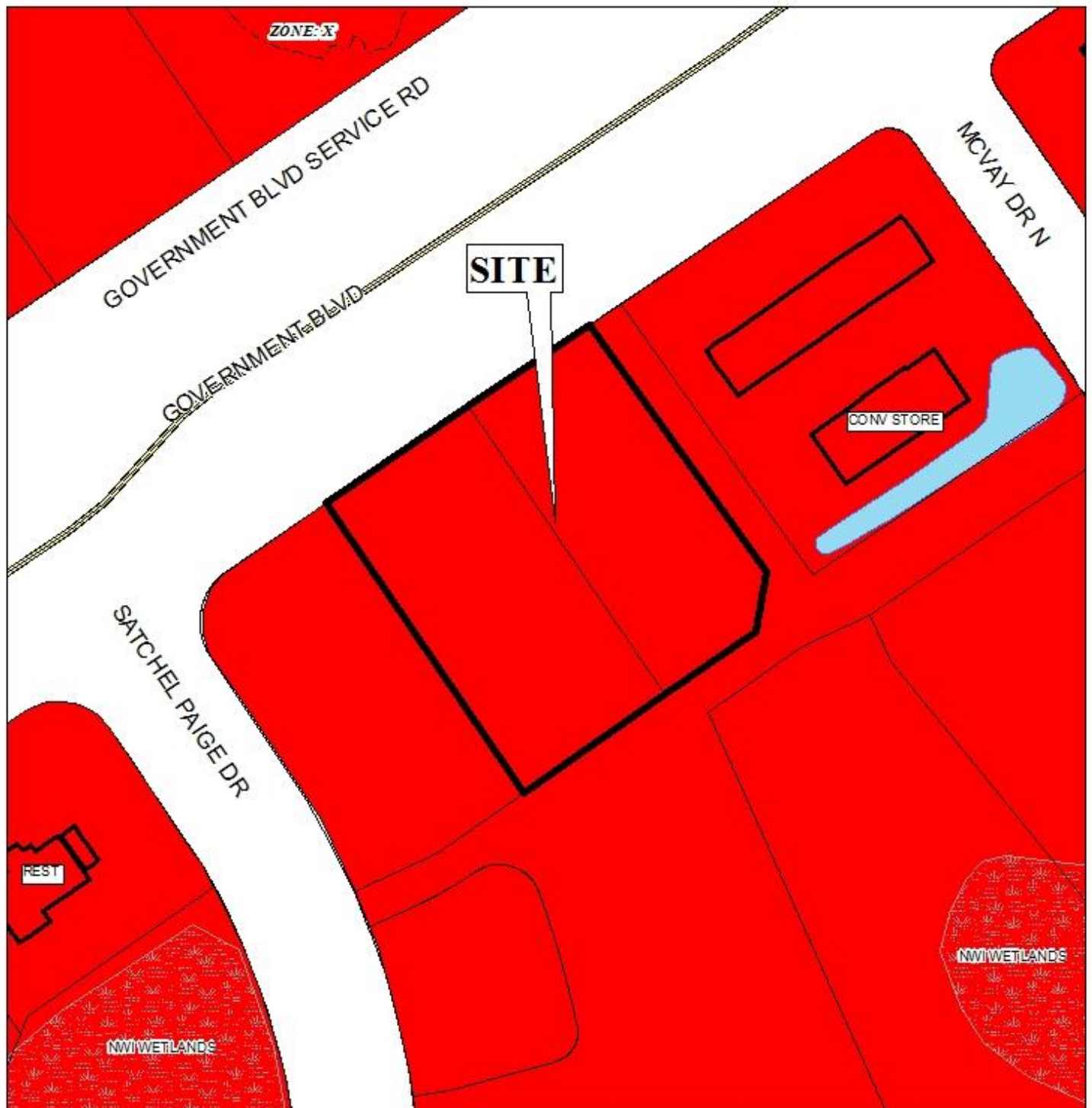
LOCATOR MAP



APPLICATION NUMBER 6 DATE September 18, 2014
 APPLICANT McGowin Park Subdivision, Resubdivision of Lots 1 and 2
 REQUEST Subdivision



MCGOWIN PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2

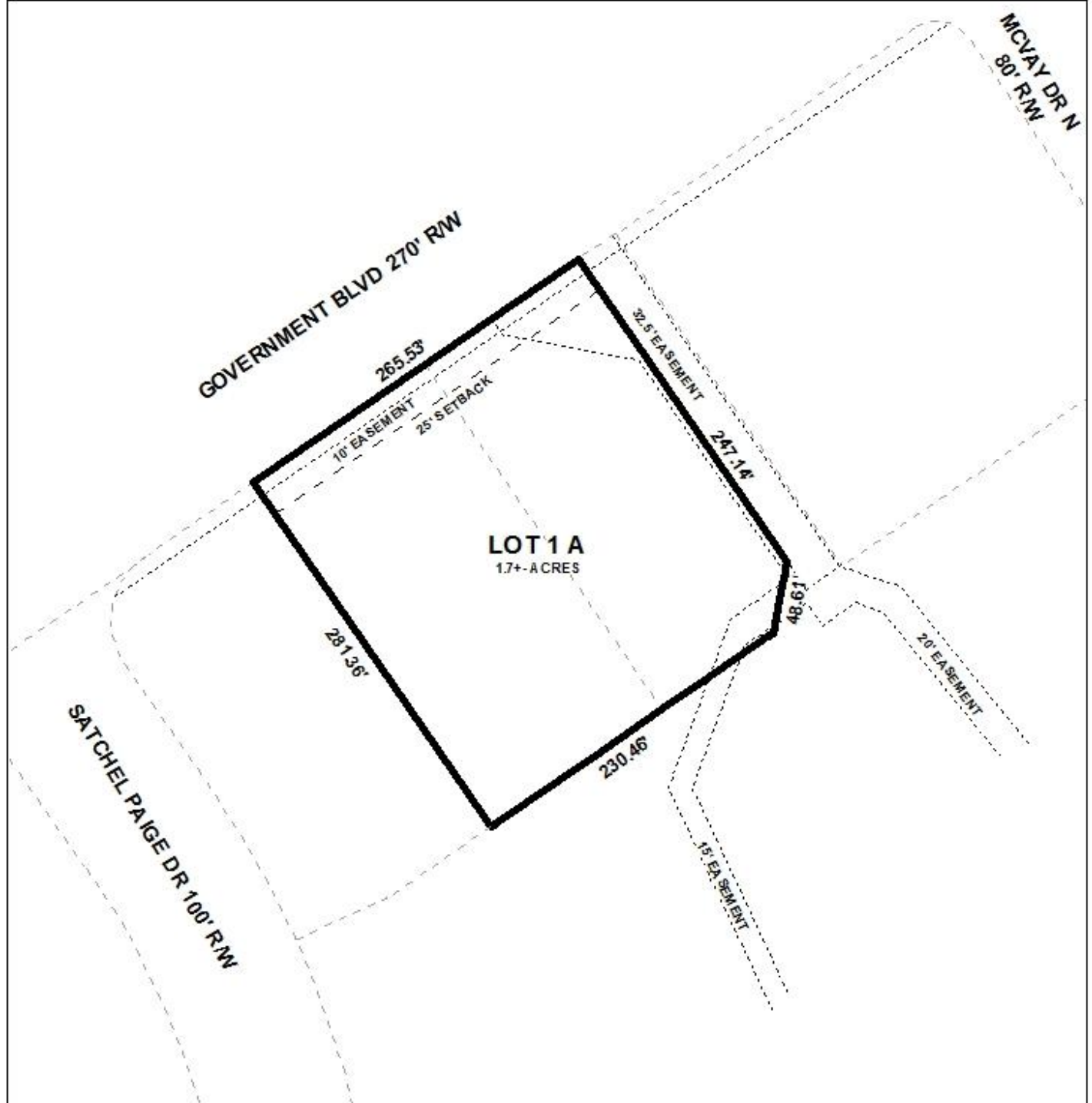


APPLICATION NUMBER 6 DATE September 18, 2014

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE September 18, 2014

APPLICANT McGowin Park Subdivision, Resubdivision of Lots 1 and 2

REQUEST Subdivision



MCGOWIN PARK SUBDIVISION, RESUBDIVISION OF LOTS 1 AND 2



APPLICATION NUMBER 6 DATE September 18, 2014

