

DOWNTOWNER AND MICHAEL JOINT VENTURE **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 sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 3.29 \pm acres, one lot subdivision, which is located on the North side of Michael Boulevard, 180' \pm West of Downtowner Boulevard, and extending North to Downtowner Boulevard, 176' \pm North of Michael Boulevard, in city council district 5. 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. The Southeast corner portion of the parcel was subdivided out via a one-lot subdivision in 1981, but the subject parcel was not included in the subdivision. Since that portion is already a legal lot of record and has changed ownership several times since 1981, inclusion of that portion in this subdivision would not be practicable or necessary.

The site is vacant and is zoned B-2, Neighborhood Business. Surrounding land uses are a convenience store (on the previously subdivided corner portion), offices to the North, and offices and apartments to the West of the site. Buffering would be required along the West portion of the property abutting the apartments. The plat submitted with the application shows the 25' minimum building setback line off the current rights-of-way lines of Downtowner Boulevard and Michael Boulevard. Michael Boulevard is a proposed major street and should have a right-of-way width of 100' instead of the existing 80'; therefore, dedication of 10' along that frontage would be required to meet 50' from centerline. The 25' setback line should be adjusted to be from the dedicated frontage. Since the site has double street frontages, driveway numbers, size, locations, and design should be approved by Traffic Engineering and conform to AASHTO standards.

The site contains wetlands; therefore, the Engineering Comments pertaining to wetlands would apply.

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. dedication of sufficient right-of-way to provide 50' from centerline of Michael Boulevard;
2. depiction on the final plat of the 25' building setback lines along Michael Boulevard (as measured from the dedicated right-of-way) and along Downtowner Boulevard;
3. the placement of a note on the final plat stating that the numbers, size, location, and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards;
4. subject to the 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.); and
- 5 full compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 8 DATE June 7, 2007

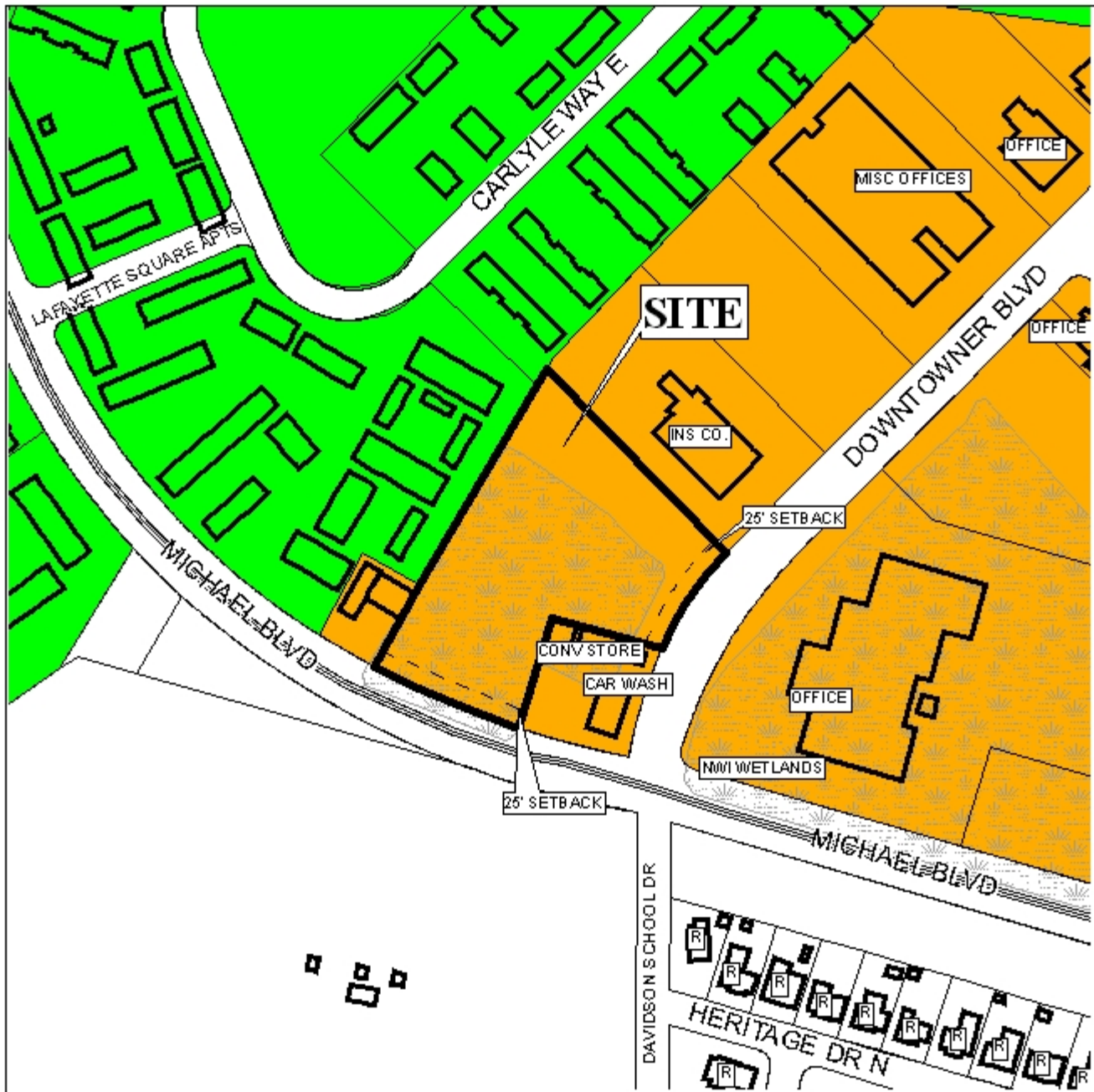
APPLICANT Downtowner and Michael Joint Venture Subdivision

REQUEST Subdivision



NTS

DOWNTOWNER AND MICHAEL JOINT VENTURE SUBDIVISION



APPLICATION NUMBER 8 DATE June 7, 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
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