

MOBILE NOAA SUBDIVISION, **RESUBDIVISION OF**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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 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.

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 the Capacity Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 16.7± acre 3-lot subdivision, which is located on the North side of Zeigler Boulevard, at the North termini of Zeigler Circle East and Zeigler Circle West, and is located within 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 three legal lots record from two legal lots of record.

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 application as proposed illustrates two lots created from the existing Lot 2, it should be noted the proposed Lot 3 is considered to be a “flag-lot” due to its shape. However, since this pole is sixty-feet wide a waiver of Section V.D.1. of the Subdivision Regulations. 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 placed on the Final Plat stating that Lots 1 and 2 lot are limited to two curb cuts to Zeigler Boulevard and Lot 3 is limited to one curb cut to Zeigler Boulevard, with the size, location, and design to be approved by Traffic Engineering and to conform with AASHTO standards.

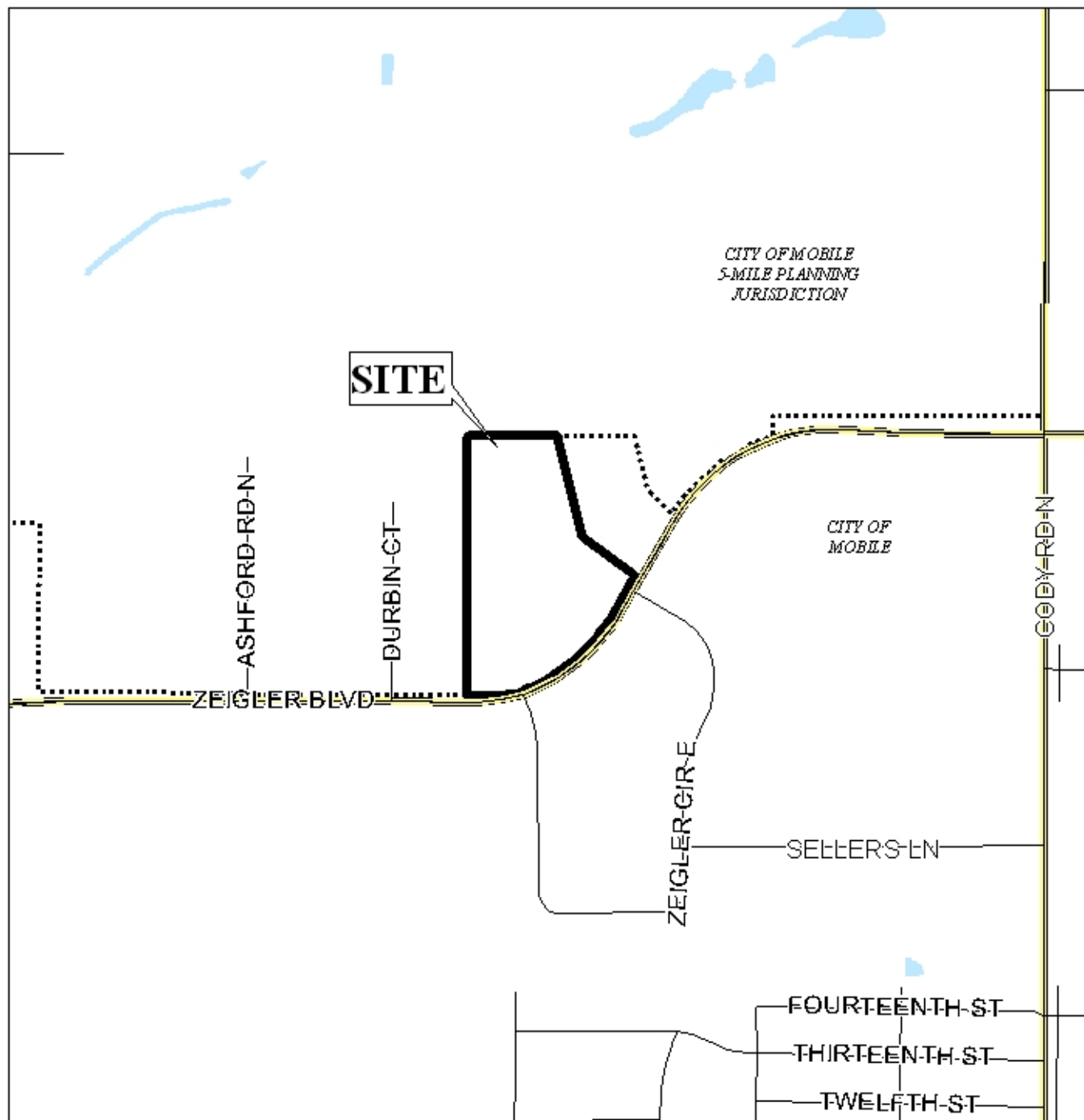
It should be noted that if any lot shares access with another lot, the submission of a Planned Unit Development (PUD) application would be required to be approved by the Planning Commission.

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.

With a waiver of Section V.D.1. and 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 Lots 1 and 2 are limited to two curb cuts to Zeigler Boulevard and Lot 3 is limited to one curb cut 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 their 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.

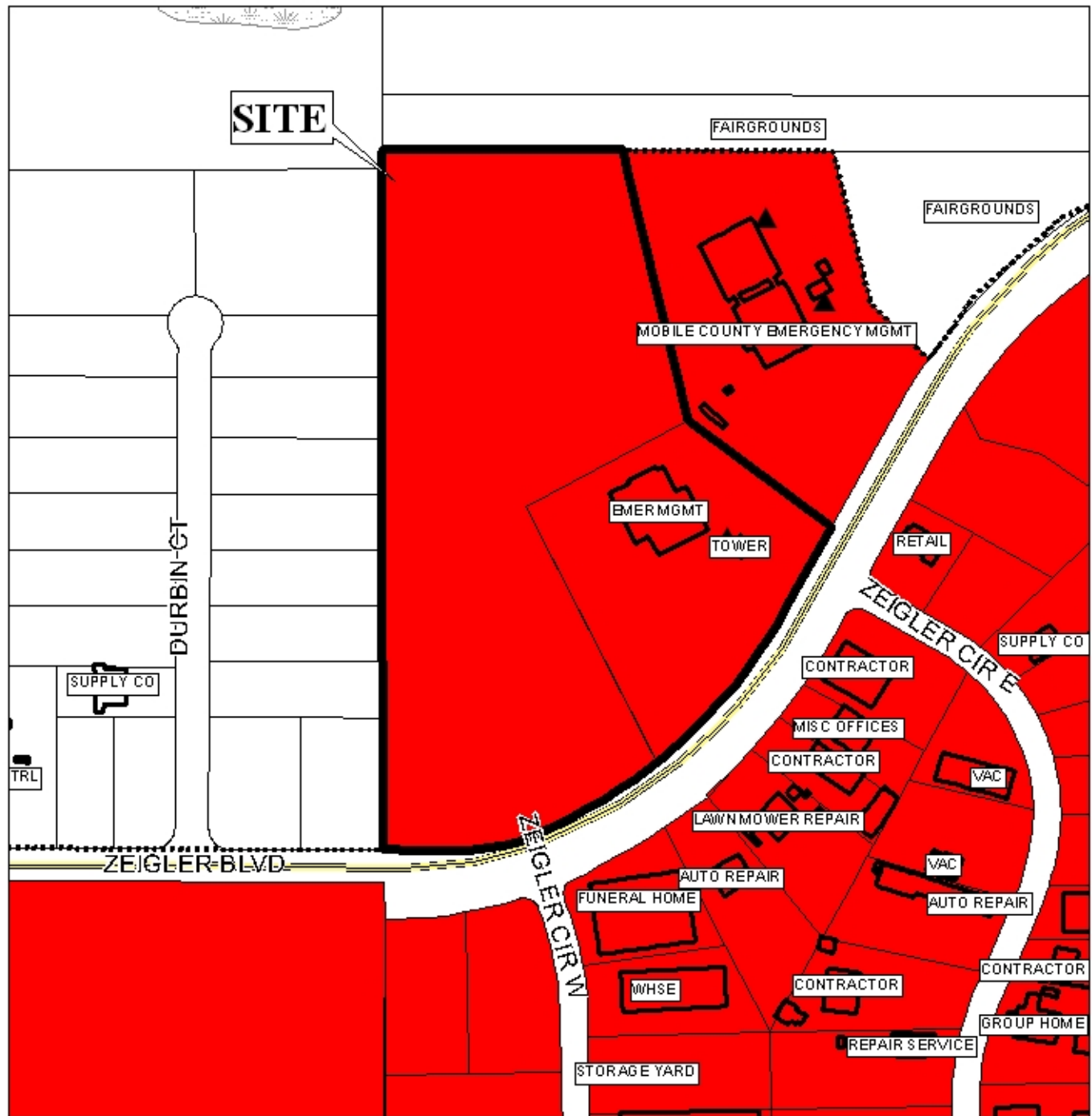
LOCATOR MAP



APPLICATION NUMBER 8 DATE July 21, 2011
APPLICANT Mobile NOAA Subdivision, Resubdivision of
REQUEST Subdivision



MOBILE NOAA SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 8 DATE July 21, 2011

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
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RESUBDIVISION OF THE MOBILE NOAA SUBDIVISION

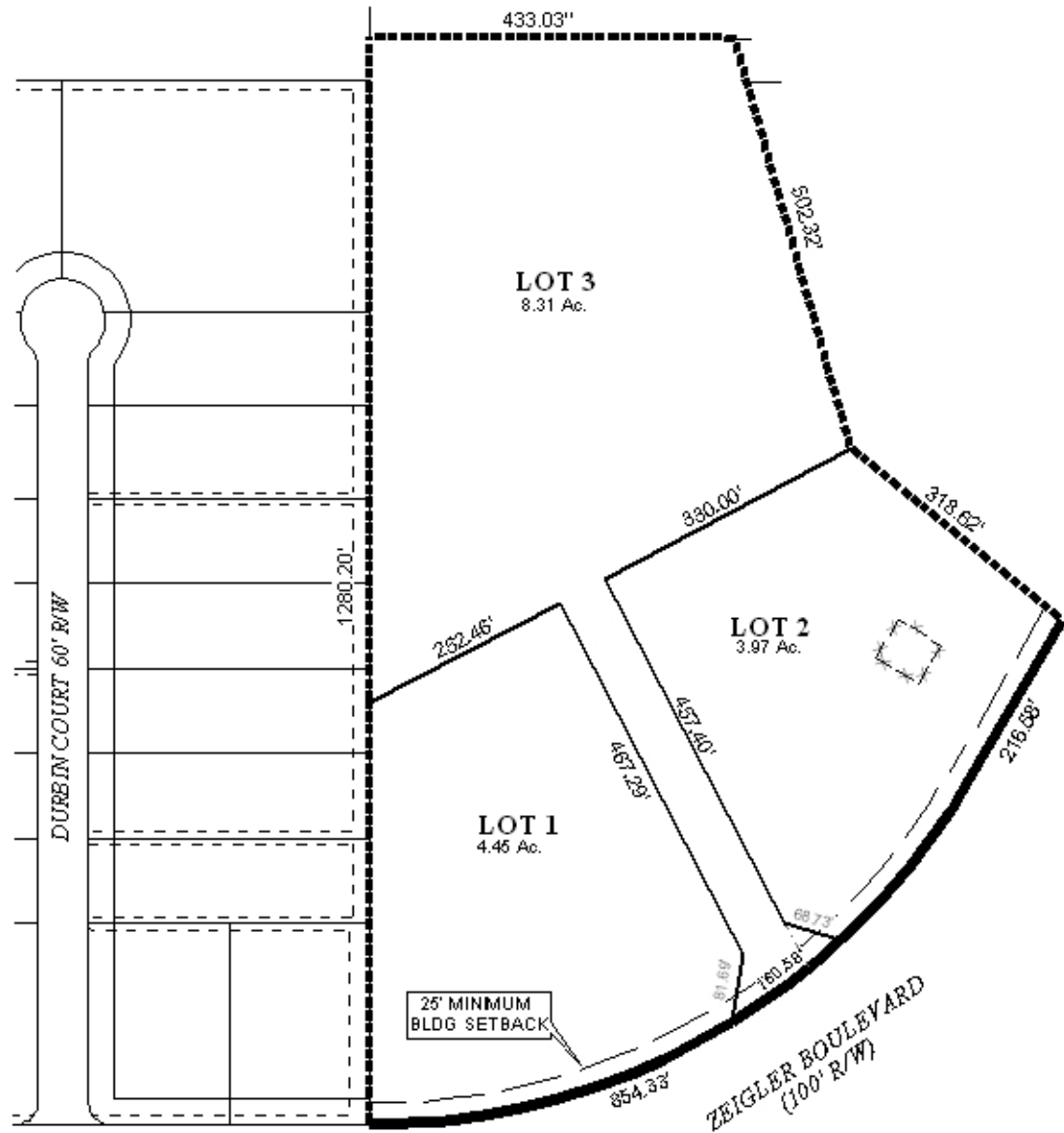


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DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE July 21, 2011
 APPLICANT Mobile NOAA Subdivision, Resubdivision of
 REQUEST Subdivision

