

EDWIN TOWNSEND'S SUBDIVISION NO.1, IN LOT 3
OF FIRST DIVISION OF MCVOY TRACT,
RESUBDIVISION OF THE EAST 211 FEET OF LOT 1

Engineering Comments: At the intersection of Dauphin Island Parkway (DIP) and Gill Rd, need to provide dedication of a minimum radius of 25', or as otherwise approved by the City Engineer. Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Sidewalk needs to be shown on the plans and constructed per City of Mobile (C.O.M.) standards along Gill Rd unless a sidewalk waiver is applied for and approved. In addition to any required land disturbance permit, any work performed in the right of way along Gill Rd will require a City C.O.M. Right of Way (ROW) permit and since the DIP ROW is maintained by ALDOT (with the exception of sidewalk); any work performed in the DIP ROW will require an ALDOT ROW permit. Any existing sidewalk panels that are damaged along DIP need to be replaced and will require a C.O.M. ROW 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 ALDOT (Dauphin Island Parkway) 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.

MAWWS 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 1-lot, 0.5± acre subdivision, which is located at the Southwest corner of Dauphin Island Parkway and Gill Road, in Council District 3. The applicant states the site is served by city water and sewer services.

The purpose of this application is to subdivide an existing metes-and-bounds parcel into a legal lot of record to satisfy a condition of approval of the 2005 rezoning of the site from R-1 to B-3. The subject property is bordered to the West and South by Lots A and B of Edwin Townsend Subdivision, Resubdivision of Lots 1 and 2, approved by the Commission in 1993, but was not included in that subdivision.

The site fronts Dauphin Island Parkway and Gill Road. Dauphin Island Parkway is a component of the Major Street Plan with a planned 100' right-of-way. As the plat indicates an existing 120' right-of-way in this area, no dedication would be required, except at the street corner. Gill Road is indicated to have a compliant 60' right-of-way; therefore, no dedication would be required along it, either, except at the street corner. Dedication should be required at the intersection of Dauphin Island Parkway and Gill Road to provide a 25' minimum corner radius. The 25' minimum building setback line is illustrated along Dauphin Island Parkway on the preliminary plat but not along Gill Road. Therefore, the plat should be revised to illustrate the 25' minimum building setback line along both Dauphin Island Parkway and Gill Road.

A condition of approval for the rezoning of the property is that the site be "limited to one curb cut to Dauphin Island Parkway, and one curb cut to Gill Road to be approved by Traffic Engineering". This should also be a condition for the Subdivision, if approved, modified to include the current Traffic Engineering comments.

As on the preliminary plat, the Final Plat should label the lot with its size in both square feet and acres after any required dedication, or a table should be furnished on the Final Plat providing the same information.

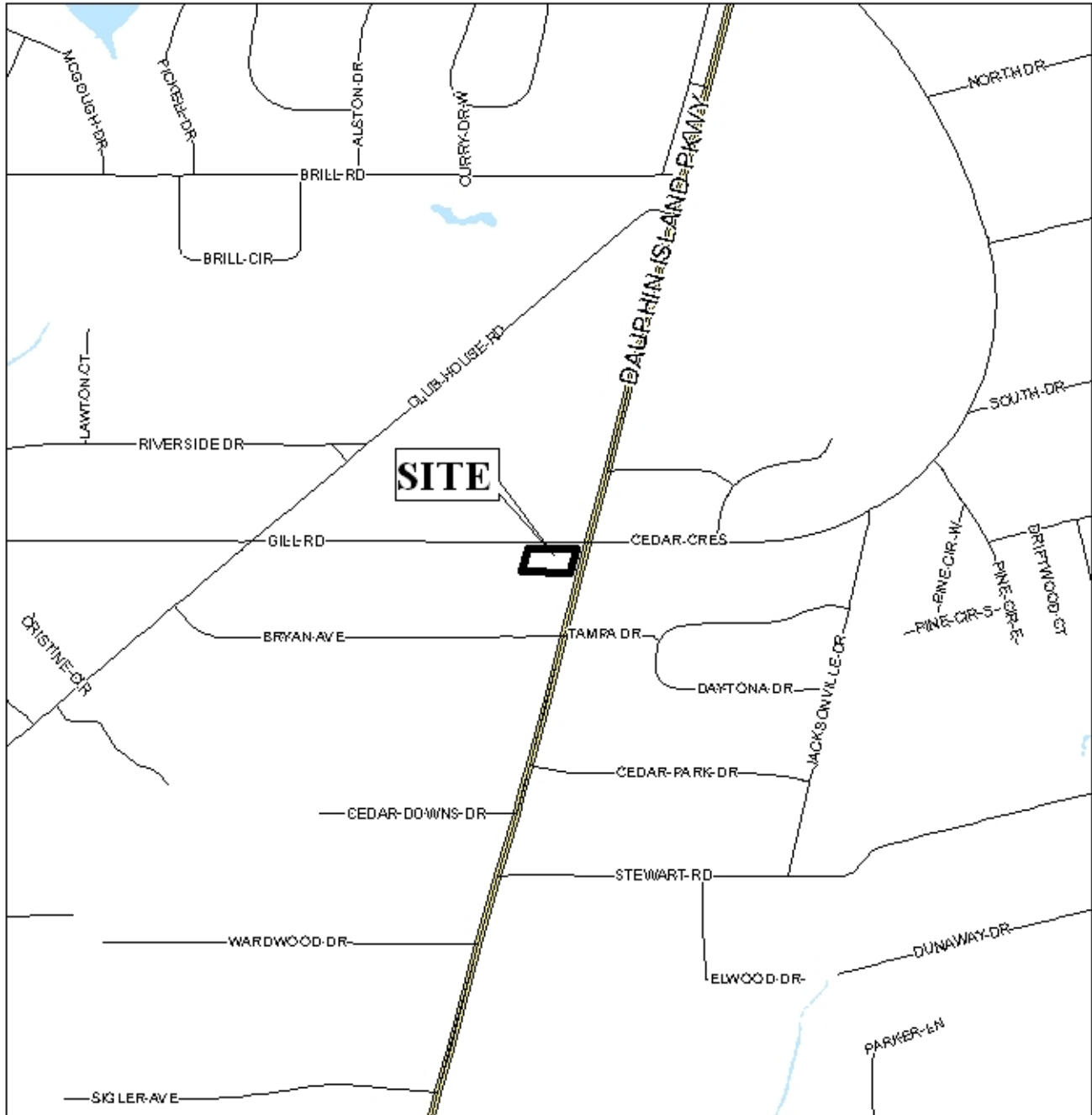
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) dedication to provide a 25' minimum corner radius at the intersection of Dauphin Island Parkway and Gill Road;
- 2) revision of the plat to indicate the 25' minimum building setback line along both Dauphin Island Parkway and Gill Road;
- 3) placement of a note on the Final Plat stating that the subdivision is limited to one curb cut to Dauphin Island Parkway, to be approved by ALDOT, and one curb cut to Gill Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to label the lot with its size in square feet and acres after any required street dedication, or the furnishing of a table on the Final Plat providing the same information;
- 5) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state, and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 6) subject to the Engineering Comments: *(At the intersection of Dauphin Island Parkway (DIP) and Gill Rd, need to provide dedication of a minimum radius of 25', or as otherwise approved by the City Engineer. Must comply with all storm water and flood control ordinances. Detention must be provided for all impervious area(s) added to the site in excess of 4,000 square feet since 1984. Sidewalk needs to be shown on the plans*

and constructed per City of Mobile (C.O.M.) standards along Gill Rd unless a sidewalk waiver is applied for and approved. In addition to any required land disturbance permit, any work performed in the right of way along Gill Rd will require a City C.O.M. Right of Way (ROW) permit and since the DIP ROW is maintained by ALDOT (with the exception of sidewalk); any work performed in the DIP ROW will require an ALDOT ROW permit. Any existing sidewalk panels that are damaged along DIP need to be replaced and will require a C.O.M. ROW permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).

LOCATOR MAP



APPLICATION NUMBER 9 DATE October 6, 2011

APPLICANT Edwin Townsend's Subdivision No. 1, In Lot 3 of First Division
of McVoy Tract, Resubdivision of the East 211 Feet of Lot 1

REQUEST Subdivision



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



EDWIN TOWNSEND'S SUBDIVISION NO. 1, IN LOT 3 OF FIRST DIVISION OF MCVOY
TRACT, RESUBDIVISION OF THE EAST 211 FEET OF LOT 1



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