

BOULEVARD EXECUTIVE PARK SUBDIVISION,
SECOND ADDITION TO UNIT ONE,
RESUBDIVISION OF LOTS 6 & 7

Engineering Comments: Label the drainage easements as Private that are located along the southern and eastern property lines. Add a note to the plat stating that the City of Mobile is not responsible for the maintenance of the private drainage easements. Prior to receiving approval for land disturbance, an engineer shall certify that the existing detention facility has the design capacity for the entire development that it serves or provide on-site detention for any on-site development. 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. Drainage from any new 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

The plat illustrates the proposed 1 lot, 1.3 acre \pm subdivision which is located at 4321 Boulevard Park South (South side of Boulevard Park South, 625' \pm East of University Boulevard South), and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to combine two legal lots of record that were originally approved by the Planning Commission on March 14, 1986, into a single legal lot of record.

The proposed lot meets the minimum size requirements as regulated by Section V.D.2 of the Subdivision Regulations. The proposed lot size is indicated on the plat in acres, and this should be revised to indicate size in square feet on the final plat. The proposed lot also has adequate frontage along a public right-of-way.

The site fronts Boulevard Park South, a minor street provided with curb and gutter. The street is depicted with an adequate right-of-way of 50 feet. No further dedication for the roadway should be required.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the final plat, if approved.

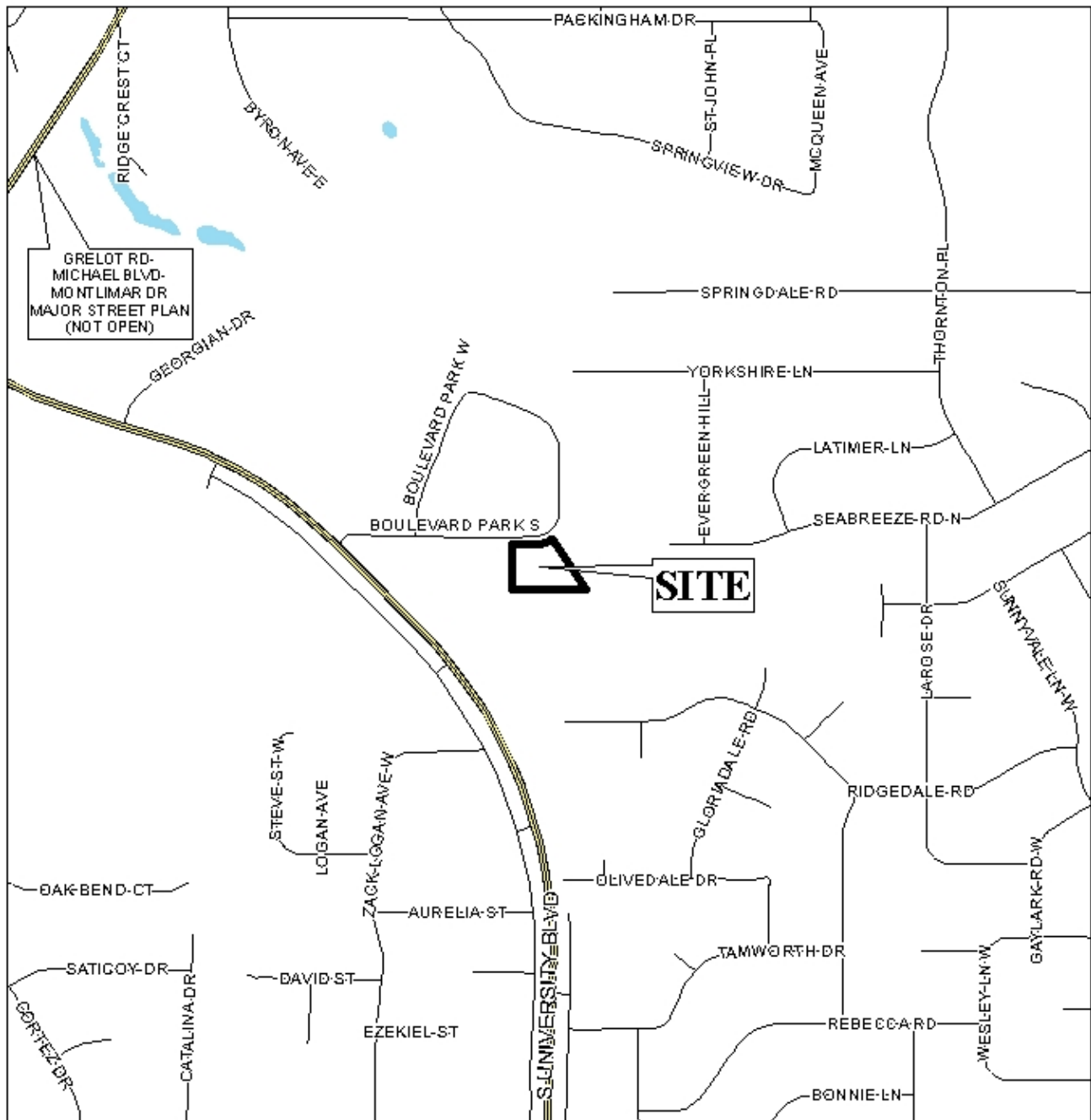
Existing curb cuts are not depicted on the preliminary plat. A review of aerial photography reveals an existing curb cut to Boulevard Park South for the site. As such, the site should be limited to the existing one curb cut, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards.

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.

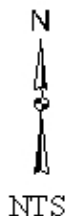
Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Provision of labeling of the size of the lot, in square feet, or provision of a table on the plat with the same information;
- 2) Retention of the 25-foot minimum building setback line along all public rights-of-way;
- 3) Placement of a note on the final plat stating that the site is limited to the existing one curb cut, with the size, location, and design of all curb cuts to be approved by City of Mobile Traffic Engineering and conform to AASHTO standards;
- 4) Placement of a note on the final plat stating that approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits;
- 5) Compliance with Engineering Comments: *Label the drainage easements as "Private" that are located along the southern and eastern property lines. Add a note to the plat stating that the City of Mobile is not responsible for the maintenance of the private drainage easements. Prior to receiving approval for land disturbance, an engineer shall certify that the existing detention facility has the design capacity for the entire development that it serves or provide on-site detention for any on-site development. 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. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer;*
- 6) Placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) Full compliance with all municipal codes and ordinances.

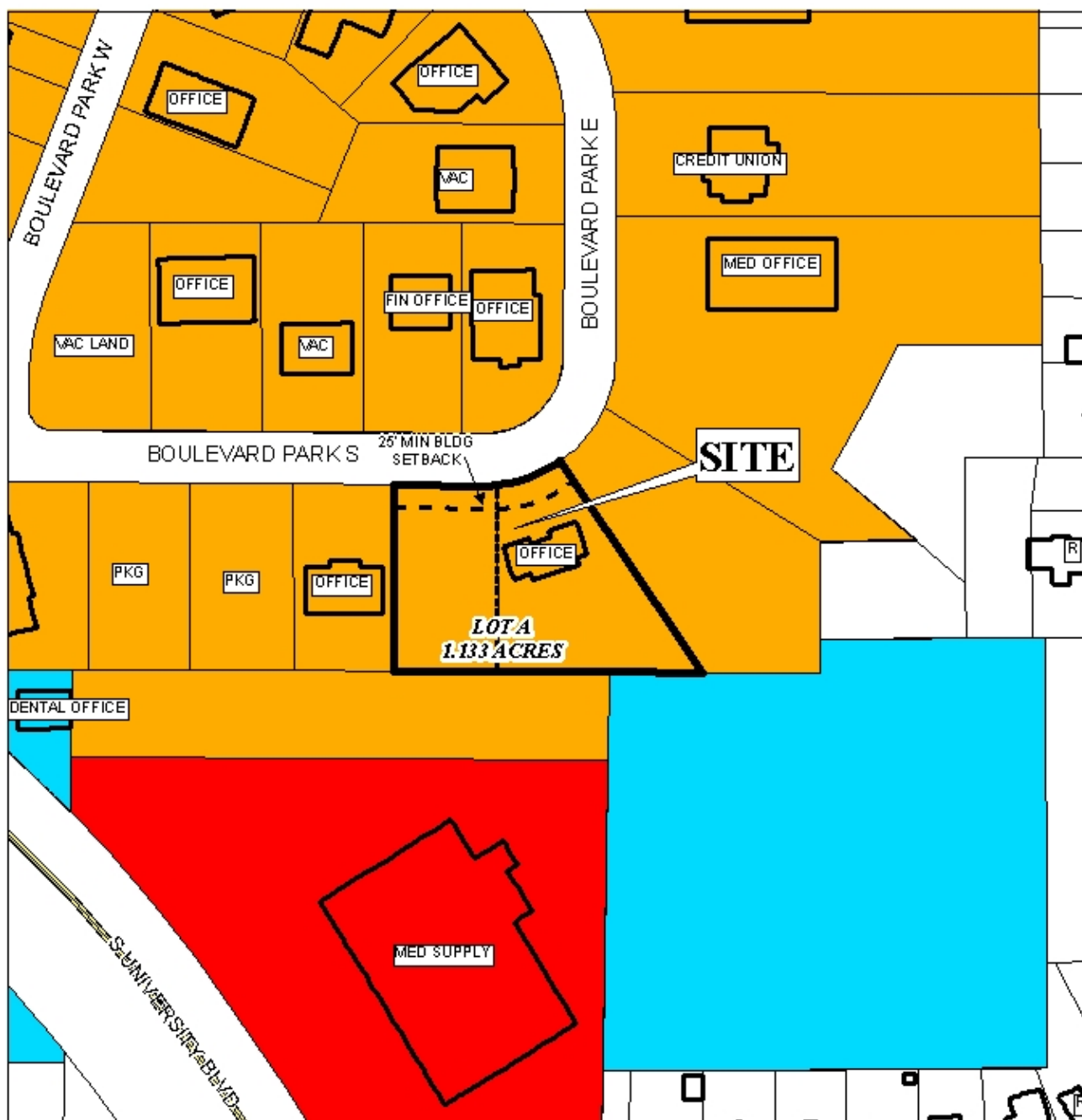
LOCATOR MAP



APPLICATION NUMBER 10 DATE September 17, 2009
 APPLICANT Boulevard Executive Park Subdivision,
Second Addition to Unit One, Resubdivision of Lot 6 & 7
 REQUEST Subdivision



BOULEVARD EXECUTIVE PARK SUBDIVISION, SECOND ADDITION TO UNIT ONE, RESUBDIVISION OF LOTS 6 & 7



APPLICATION NUMBER 10 DATE September 17, 2009

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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**BOULEVARD EXECUTIVE PARK SUBDIVISION, SECOND
ADDITION TO UNIT ONE, RESUBDIVISION OF LOTS 6 & 7**



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