

G. R. SUBDIVISION

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
2. Show width of the asphalt drives connecting to LOT 2 and connecting to the adjacent property to the north along Demetropolis Rd.
3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).
4. Any work performed in the existing Demetropolis Rd ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping, or any sidewalk work within the US Highway 90 ROW, will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
5. Any work performed in the existing US Highway 90 ROW will require an ALDOT permit.

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.

The plat illustrates the proposed 0.8 acre \pm , 2 lot subdivision which is located on North side of Government Boulevard, 530' \pm North of Demetropolis Road extending to the East side of Demetropolis Road, 450' \pm North of Government Boulevard, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to subdivide a metes and bounds parcel into two legal lots.

The site fronts two major streets, Demetropolis Road and Government Boulevard. The preliminary plat shows that the existing right-of-way for each street meets the minimum requirements of the Major Street Plan component of the Comprehensive Plan: no dedication will be required.

Access management is a concern due to the site abutting two major streets. Access to Government Boulevard, as an ALDOT controlled facility due to its also being U.S. Highway 90, should be limited to one curb-cut. Access to Demetropolis Road should also be limited to one curb-cut. The size, design and location of all curb-cuts must be approved by Traffic Engineering and ALDOT (only for Government Boulevard), and comply with AASHTO standards.

The property is commercially developed. Proposed Lot 1 only has remnant asphalt paving on the site, while proposed Lot 2 has two existing buildings on the site: it appears that the buildings on the site have existed since the 1970s. Any new construction on proposed Lot 2 may require an application for Planned Unit Development approval if the site will contain more than one building.

The 25-foot minimum building setback line, required in Section V.D.9., is depicted on the preliminary plat and will be required on the final plat, if approved.

Each lot will meet the minimum area and width requirements of the Subdivision Regulations. Each lot is also labeled with its size in square feet, and the labels should be retained on the final plat, if approved.

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) placement of a note on the final plat stating that Lot 1 is limited to one curb-cut to Demetropolis Road, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and comply with AASHTO standards;
- 2) placement of a note on the final plat stating that Lot 2 is limited to one curb-cut to Government Boulevard (U. S. Highway 90), with the size, design and location of all curb-cuts to be approved by Traffic Engineering and ALDOT, and comply with AASHTO standards;
- 3) depiction of the 25-foot minimum building setback line from all street frontages on the final plat, as required by Section V.D.9. of the Subdivision Regulations;
- 4) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 5) compliance with Fire 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.*);
- 6) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Show width of the asphalt drives connecting to LOT 2 and connecting to the adjacent property to the north along Demetropolis Rd. 3. Add a note to the Plat stating that storm water detention will be*

required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 4. Any work performed in the existing Demetropolis Rd ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping, or any sidewalk work within the US Highway 90 ROW, will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 5. Any work performed in the existing US Highway 90 ROW will require an ALDOT permit.); and

- 7) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

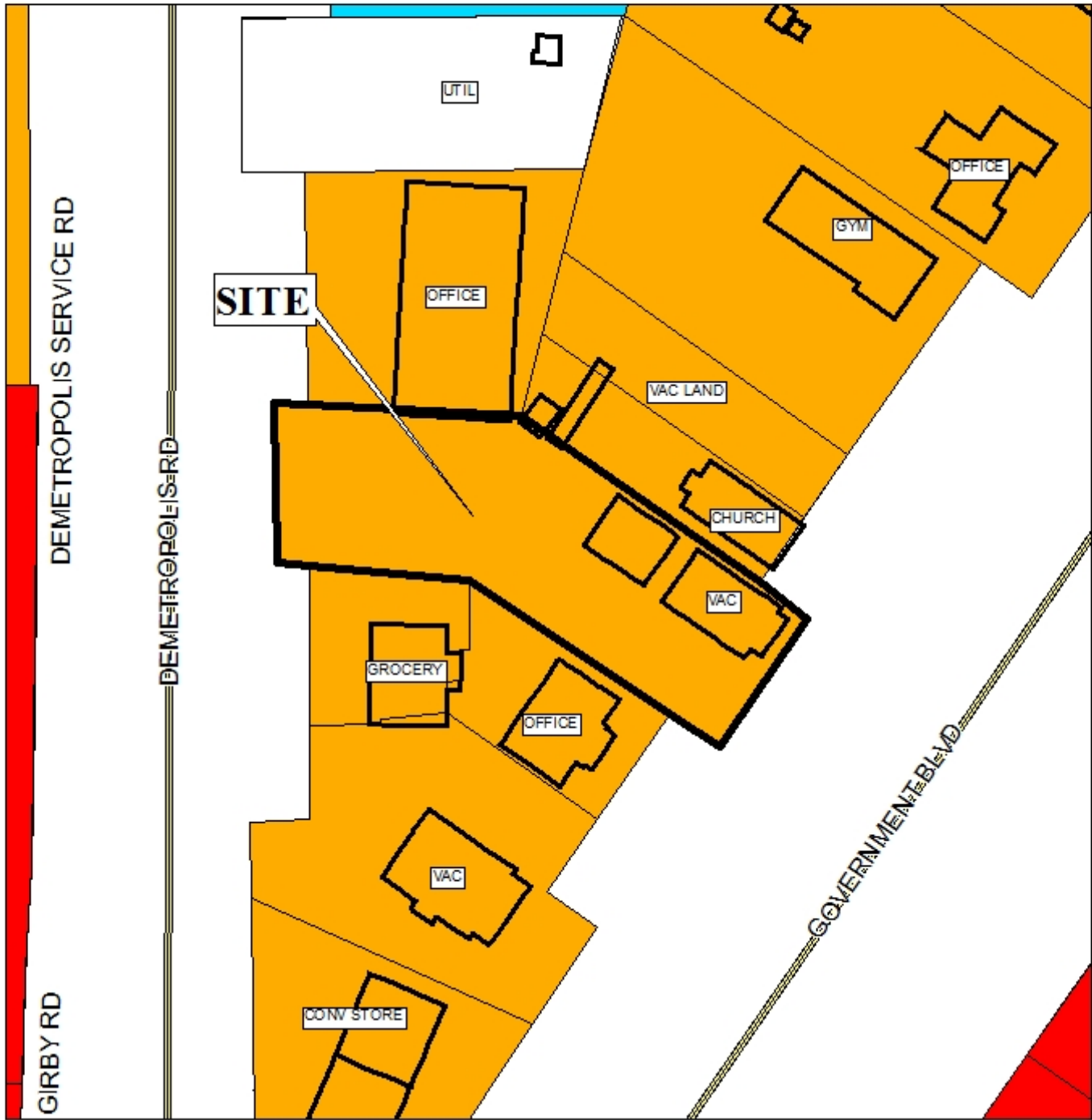
LOCATOR MAP



APPLICATION NUMBER 11 DATE June 6, 2013
APPLICANT G. R. Subdivision
REQUEST Subdivision



G.R. SUBDIVISION



APPLICATION NUMBER 11 DATE June 6, 2013

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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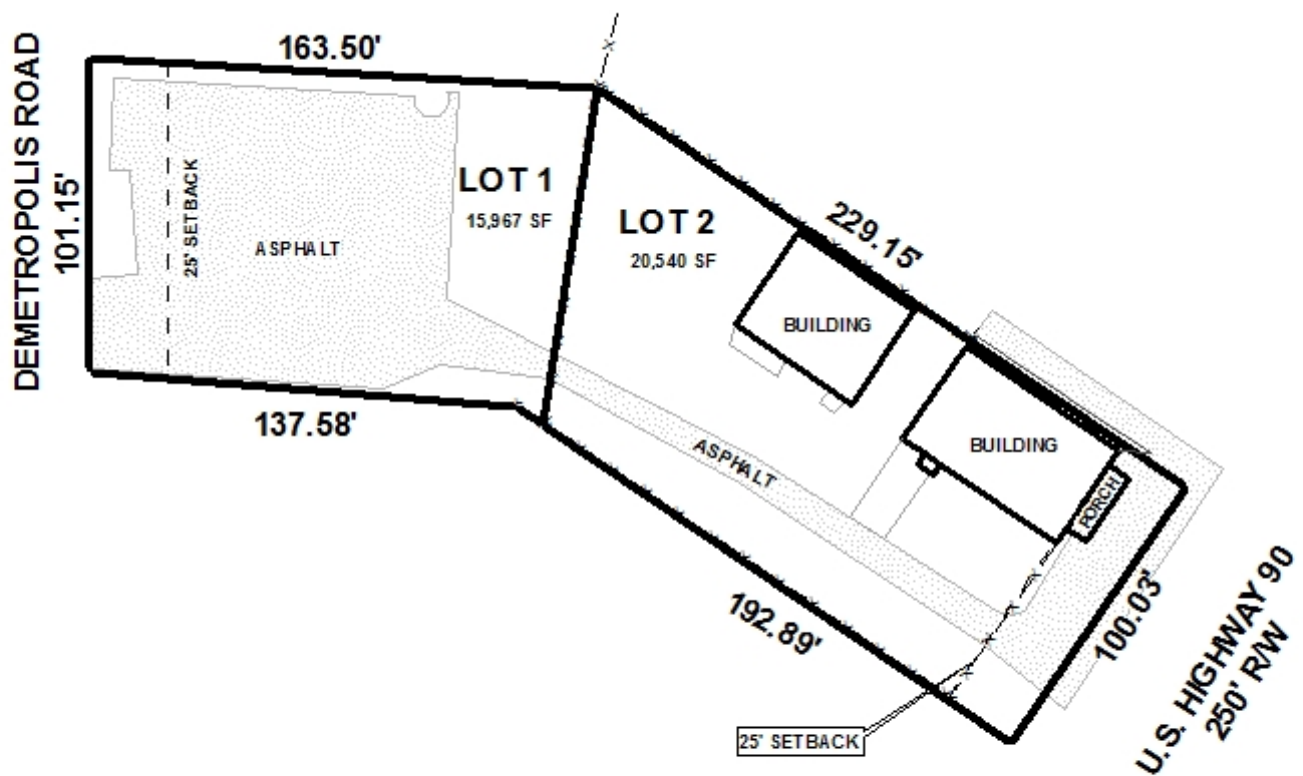
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APPLICATION NUMBER 11 DATE June 6, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE June 6, 2013
APPLICANT G. R. Subdivision
REQUEST Subdivision

