

PINECREST EAST 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. dedicate a radius (minimum 25' radius) at the corner of Gatokoco Rd (Old Military Road). The final location and size to be approved by the City Engineer and Traffic Engineer; 3. it appears that there is a discrepancy between the legal description and the boundary at the southeast corner of LOT 1. Has the 25' radius been previously dedicated, or is it being dedicated with the recording of this subdivision? 4. What kind of monument was found or set at the Point of Beginning (southwest corner of LOT 3)?

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering (and ALDOT for Dauphin Island Parkway, if necessary) 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.

MAWSS 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 3-lot, 127.6± acre subdivision which is located at the Northeast corner of Dauphin Island Parkway and Old Military Road, and is in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create three legal lots of record from seven metes and bounds parcels and to remove a previous condition to dedicate sufficient right-of-way to provide 50-feet from the centerline Dauphin Island Parkway.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area sizes are depicted on the plat in square feet/acres, and this information should be retained on the Final Plat, if approved. The 25-foot minimum building setback line is depicted along Old Military Road (Gatokoco Drive) and a 75-foot minimum building setback from the centerline of Dauphin Island Parkway, and this should also be retained along all public street frontages on the Final Plat, if approved.

The proposed Lot 3 fronts Dauphin Island Parkway and Gatotkoco Drive (Old Military Road). Dauphin Island Parkway is a major street as shown on the Major Street Plan Component of the Comprehensive Plan. The Plan requires a right-of-way width of 100-feet for Dauphin Island Parkway and the preliminary plat illustrates a variable right-of-way. Therefore, the provision of a setback sufficient to provide 75-feet from the centerline of Dauphin Island Parkway, would be required. Gatotkoco Drive is a minor street, provided with curb and gutter, requires 50-foot right-of-way, the preliminary plat illustrates 40-feet of right-of-way. Section V.B.14. of the Subdivision Regulations requires minor streets provided with curb and gutter to have a minimum right-of-way of 50-feet. Additionally, Section V.B.16. of the Subdivision Regulations requires a minimum curb radius at intersecting streets. As such, dedication sufficient to provide 25 feet from the centerline of Gatotkoco Drive (Old Military Road) and compliance with Section V.B.16., in regards to curb radii should be required at the intersection of Dauphin Island Parkway and Gatotkoco Drive (Old Military Road).

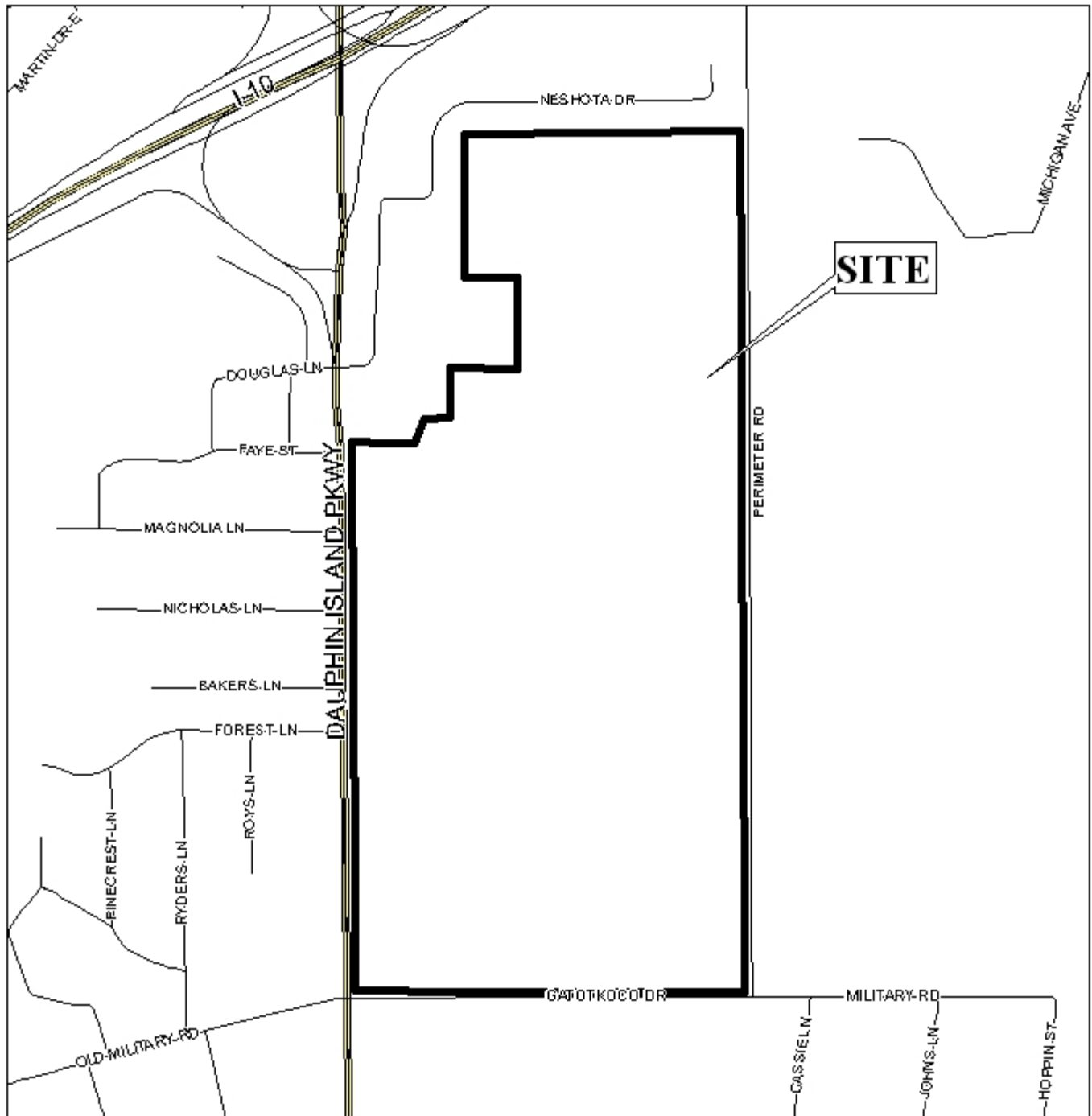
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

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

- 1) provision to provide 75-feet setback from the centerline of Dauphin Island Parkway;
- 2) dedication to provide sufficient right-of-way to provide 25-feet from the centerline of Gatotkoco Drive (Old Military Road);
- 3) dedication of sufficient radius at the intersection of Dauphin Island Parkway and Gatotkoco Drive (Old Military Road), to be approved by City Engineering and Traffic Engineering and conform to AASHTO standards;
- 4) the placement of a note on the Final Plat stating that the development be limited to the three existing curb cuts to Dauphin Island Parkway and three existing curb cuts to Gatotkoco Drive (Old Military Road), with any changes to the existing driveways to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 5) the subdivision process be completed prior to the issuance of any permits;
- 6) illustration of the 25-foot minimum building setback line along Gatotkoco Drive (Old Military Road);
- 7) full 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. dedicate a radius (minimum 25' radius) at the corner of Gatokoco Rd (Old Military Road). The final location and size to be approved by the City Engineer and Traffic Engineer; 3. it appears that there is a discrepancy between the legal description and the boundary at the southeast corner of LOT 1. Has the 25' radius been previously dedicated, or is it being dedicated with the recording of this subdivision? 4. What kind of monument was found or set at the Point of Beginning (southwest corner of LOT 3)?);*

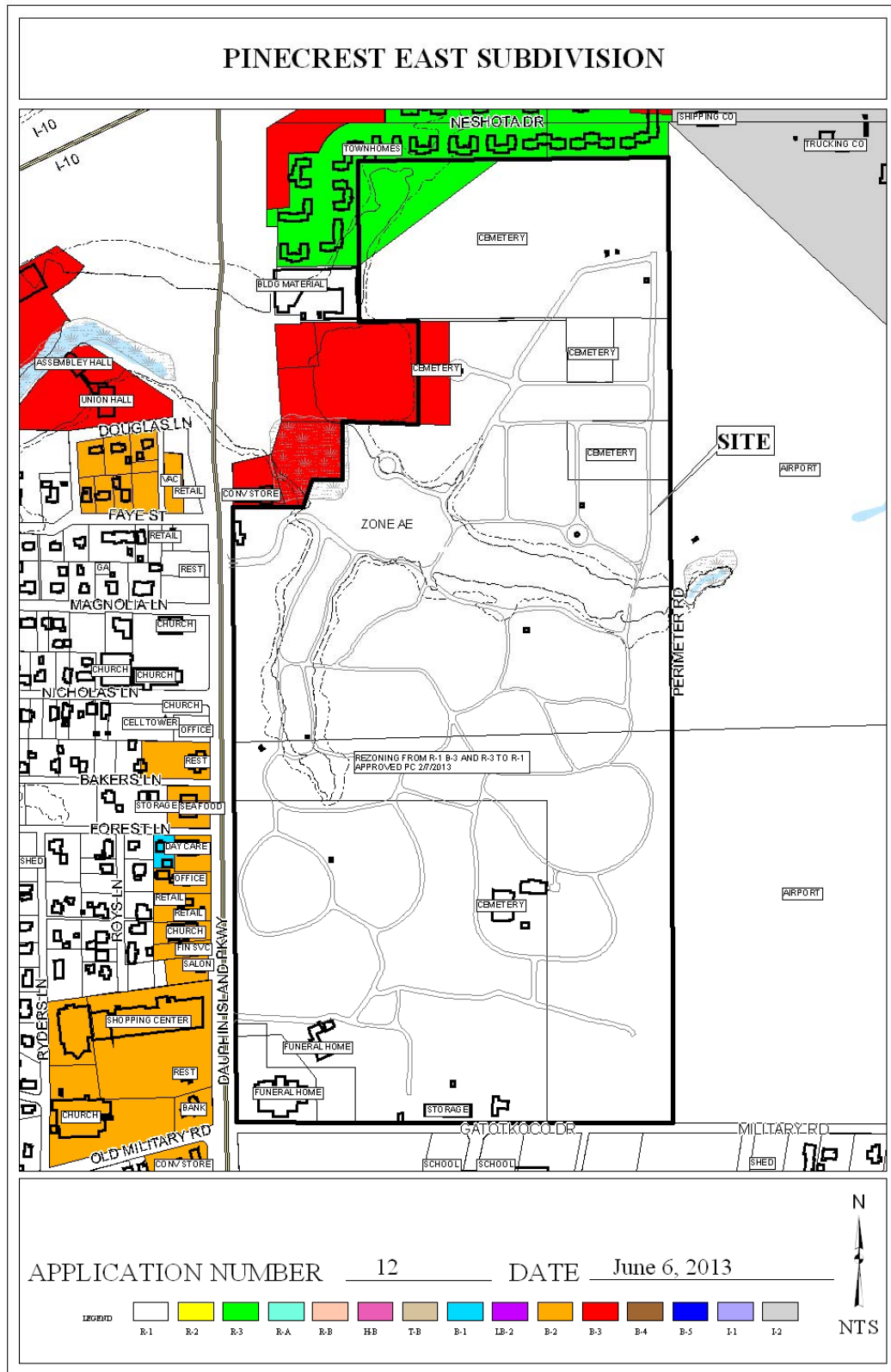
- 8) full compliance with Traffic Engineering comments: (*Driveway number, size, location and design to be approved by Traffic Engineering (and ALDOT for Dauphin Island Parkway, if necessary) and conform to AASHTO standards.*)
- 9) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 10) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local agencies is required for endangered or threatened species prior to the issuance of any permits or land disturbance activities, as depicted on the preliminary plat;
- 11) compliance with Fire 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*); and
- 12) compliance with MAWSS 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.*).

LOCATOR MAP



APPLICATION NUMBER 12 DATE June 6, 2013
APPLICANT Pinecrest East Subdivision
REQUEST Subdivision

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NTS



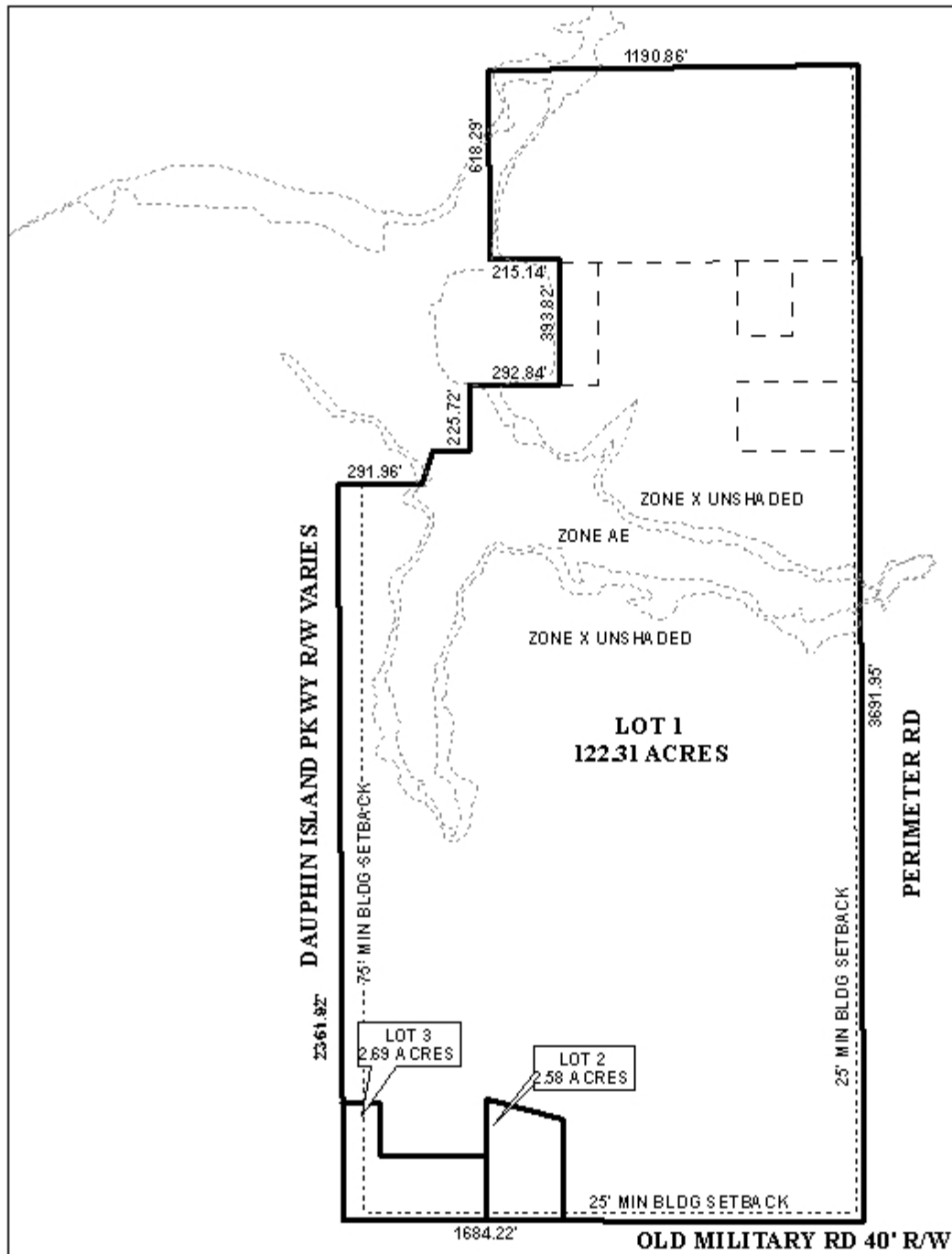
PINECREST EAST SUBDIVISION



APPLICATION NUMBER 12 DATE June 6, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 12 DATE June 6, 2013
APPLICANT Pinecrest East Subdivision
REQUEST Subdivision

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NTS