

GRANDVIEW APARTMENTS SUBDIVISION

Engineering Comments: Site is located in a VE Zone, therefore; per FEMA Regulations, no fill nor grading allowed without a CLOMR. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS show wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Cannot concentrate storm water runoff to an adjacent property without a release agreement or a private drainage easement. Must provide detention for any impervious area added since 1984 in excess of 4,000 square feet. Any work performed in the right of way will require a right of way permit.

Fire-Rescue Department Comments: Subdivision layout and design must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile. Commercial buildings and sites within the City of Mobile Fire Jurisdiction 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.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Final approval for all driveways, proposed and existing will be given upon submittal of final plans.

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).

MAWSS Comments: None Received.

The plat illustrates the proposed 16.1 acre \pm , 2 lot subdivision which is located at 6151 Marina Drive South (East side of Marina Drive South at the mouth of Dog River). The applicant states that the subdivision is served by city water and sanitary facilities .

The purpose of this application is to create 2 lots from an existing metes and bounds parcel.

The site fronts onto Marina Drive South, which serves as a service road for Dauphin Island Parkway and was part of the "new" bridge project. The right-of-way width at this location is in compliance with requirements.

Access management is a concern for multiple reasons. First, the plat appears to propose access to Bay Road North for Lot 2. As the overall site was annexed as an apartment complex, and the development on Lot 2 is still multi-family, access to the substandard, minor residential street would not be appropriate. In fact, based on aerial photographs, the existing development appears to have never had access to Bay Road.

The site is subject to storm related surges and was heavily damaged in Hurricane Katrina. Based upon that damage, a number of the buildings were demolished. However, a number of multi-family buildings remain. While the request before the Commission is simply a subdivision, the Commission should consider the appropriateness of the multi-family access to Bay Road North.

As indicated above, proposed Lot 2 is currently developed with multiple buildings, therefore a Planned Unit Development Application should accompany this request. Additionally, as the existing buildings are not located on the plat, it is not possible to determine if there are any setback issues as relate to the proposed lot line.

Given its location on Mobile Bay, the site would be considered environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities. The minimum finished floor elevation should be indicated for each lot, and the flood zone(s) should be indicated on the plat, if approved.

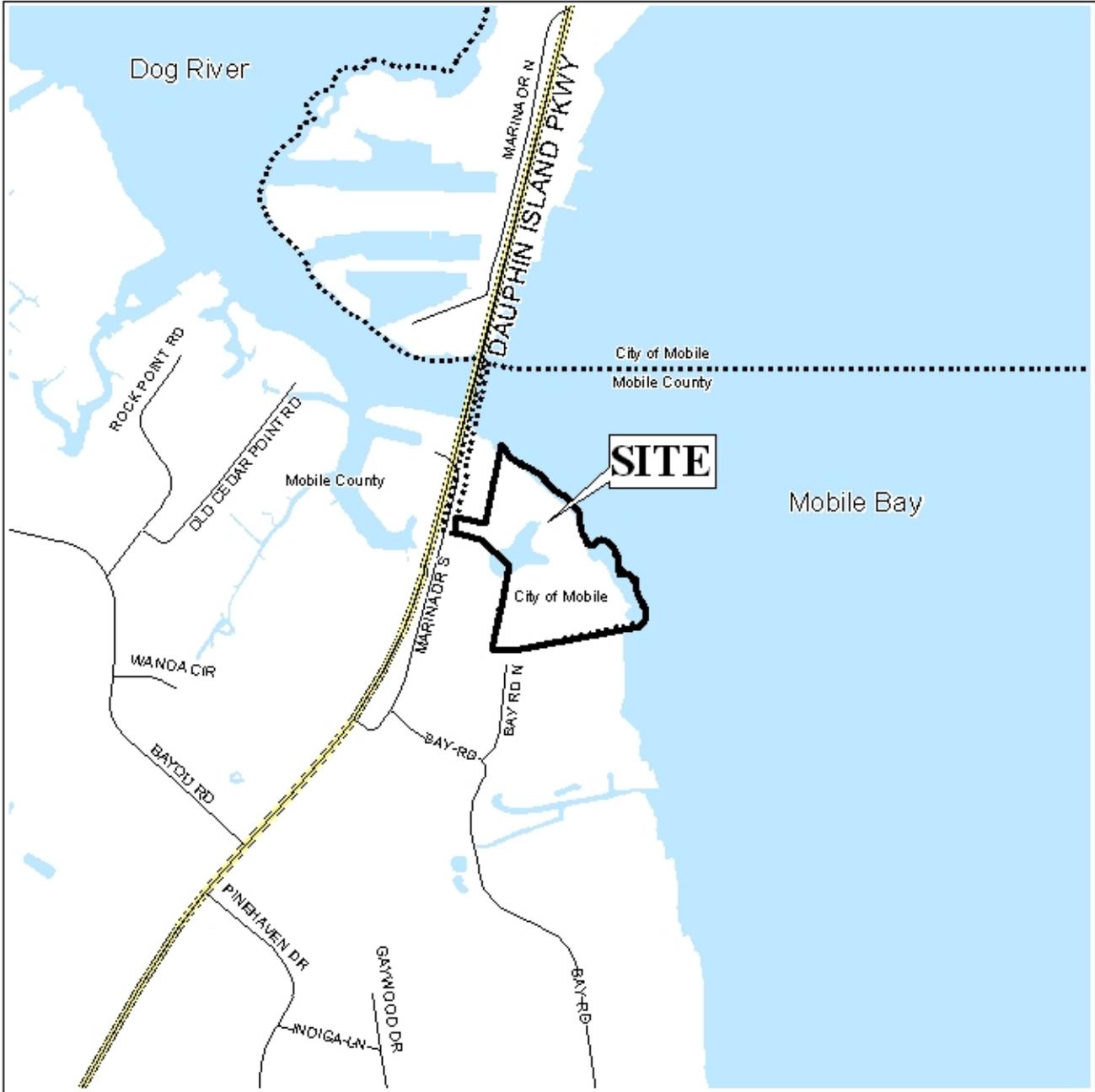
The site may contain federally listed endangered or threatened species, such as the gopher tortoise, or protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected flora and fauna.

Finally, if approved the plat should be revised to label each lot with its size in square feet.

Based on the preceding, the plat is recommended for holdover until June 19 to allow the applicant to address the following:

1. revision of the plat to provide Lot 2 access to Marina Drive South;
2. provision of documentation that the proposed lot line will not create a setback violation;
3. submission of an accompanying PUD application

LOCATOR MAP



APPLICATION NUMBER 14 DATE May 15, 2008

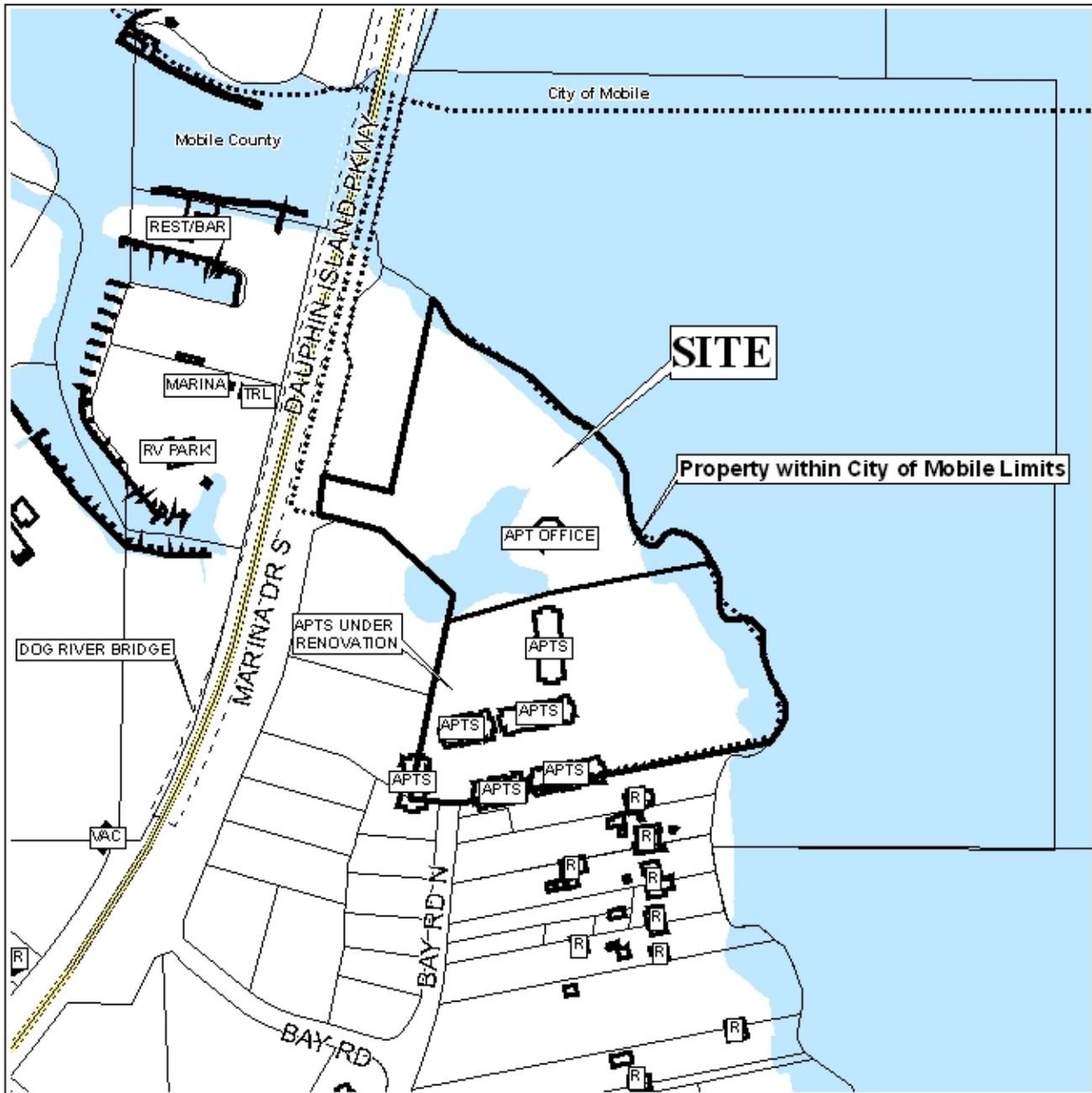
APPLICANT Grandview Apartments Subdivision

REQUEST Subdivision

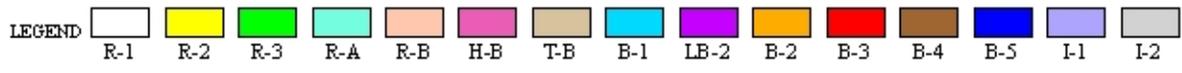


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