

PRINGLE SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet since 1984 will require detention. Any work performed in the right of way will require a right of way 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 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.

Mobile Area Water & Sewer System 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 0.6± acre, 3 lot subdivision, which is located at the Northeast corner of Pringle Drive and Pine Grove Avenue, in City Council District 1. The applicant states that the site is served by public water and sanitary sewer facilities.

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

The site fronts Pringle Drive to the South and Pine Grove Avenue to the West, both minor streets with 50' right-of-way. It should be noted that only Pringle Drive has curb and gutter. The subdivision regulations require minor streets without curb and gutter to have a minimum 60' right-of-way width. However, since the site is part of a previously recorded subdivision, no further dedication should be required.

As proposed, Lots A, B, and C have approximately 75', 64', 62' of frontage, respectively, along Pringle Drive; Lot A also has approximately 130' of frontage along Pine Grove Avenue. As a means of access management, a note should be placed on the final plat stating that each lot (including the corner lot) is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards.

The plat illustrates an 18' curb radius at the intersection of Pringle Drive with Pine Grove Avenue, which does not comply with Section V.B.16 of the Subdivision Regulations. However, due to the site being part of an existing recorded subdivision, a waiver be appropriate.

The applicant should also revise the plat to depict a 25' minimum building setback line along both street frontages.

The site fronts a turn-around of a closed end street. It should be noted that the existing right-of-way of the turn-around is approximately 84' in diameter, which does not comply with the 2003 International Fire Code (120' required). However as already mentioned, the street is part of an established neighborhood; therefore, a waiver of this requirement can be justified.

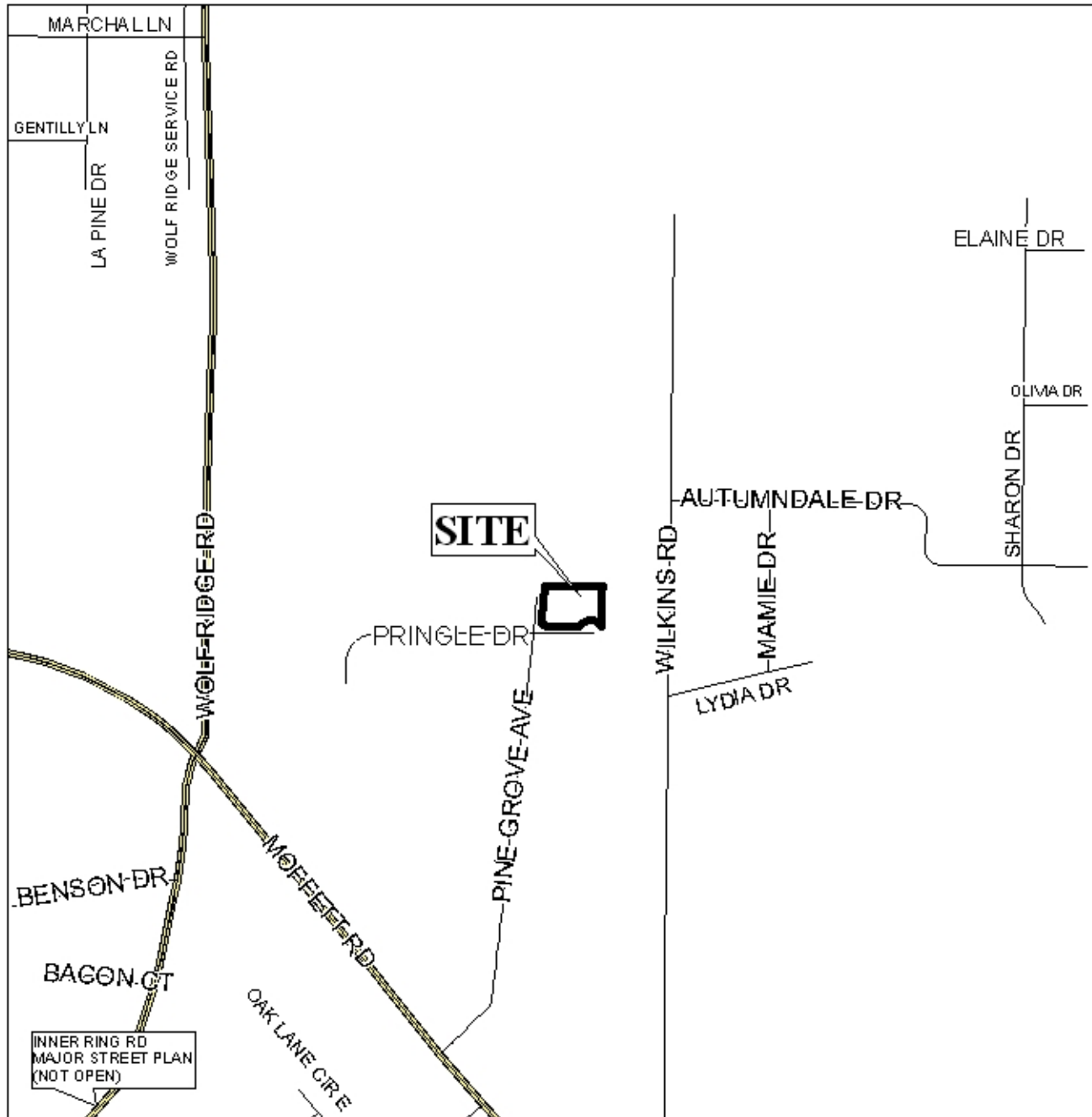
It should also be noted that structures currently exist on Lots B and C; however, as noted the plat, they are to be demolished.

Furthermore, 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.

With a waiver of Section V.B.16 of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that each lot (including the corner lot) is limited to one curb cut, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 2) the depiction on the final plat of the 25' minimum building setback line along both street frontages;
- 3) demolition of the existing structures on Lots B and C prior to signing the final plat; and
- 4) 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



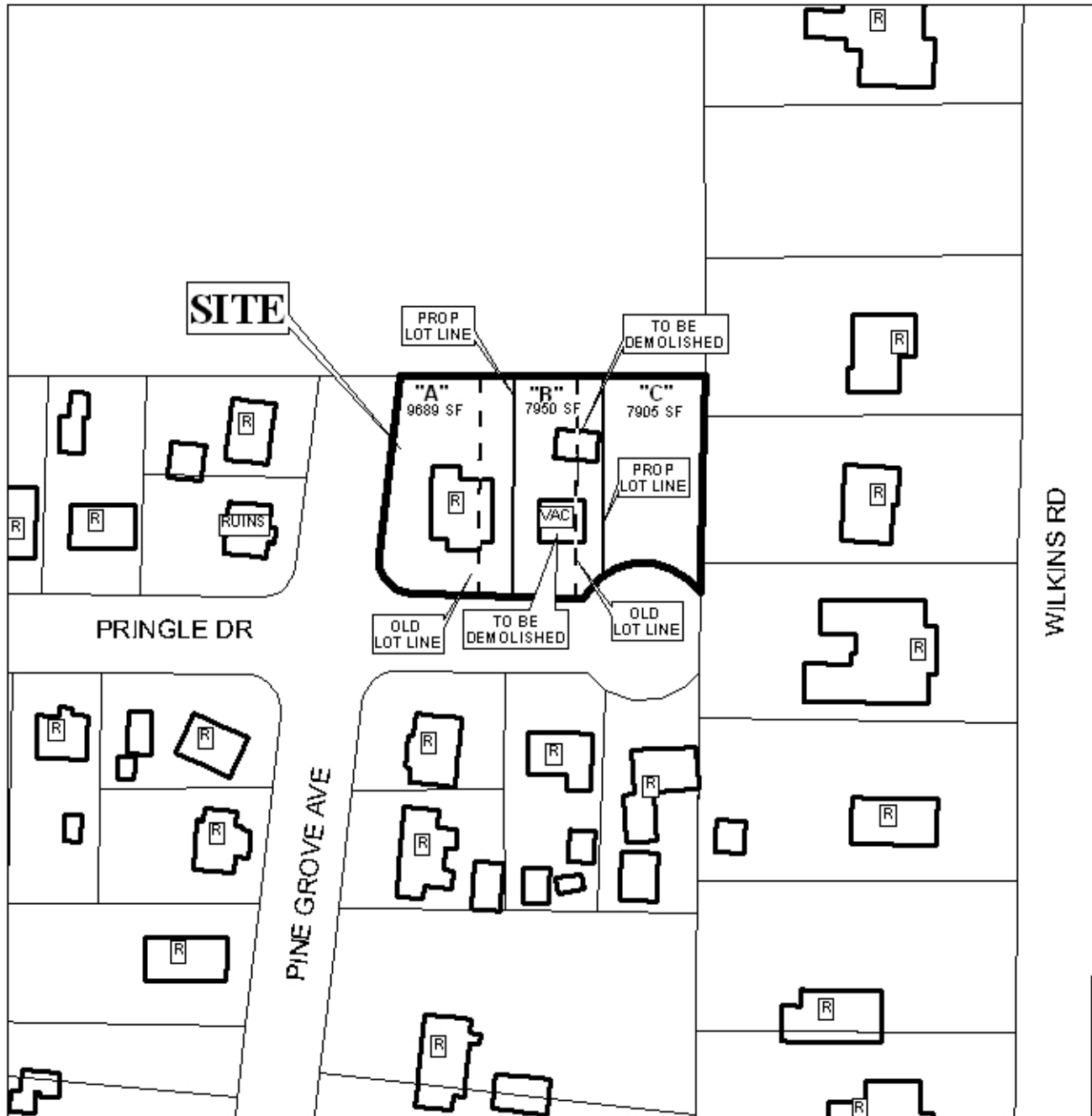
APPLICATION NUMBER 14 DATE February 4, 2010

APPLICANT Pringle Subdivision

REQUEST Subdivision



PRINGLE SUBDIVISION



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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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