

S & P MOBILE SUBDIVISION

Engineering Comments: Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).

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.

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 Assurance application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 2 lot, 1.8± acre subdivision which is located at 5540 East Rite Road (North side of East Rite Road, 500'± East of U. S. Highway 90 West), and located within 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 resubdivide one existing legal lot of record into two legal lots of records. The parent legal lot of record was a legal lot (Lot 6) within Rite Industrial Park, Resubdivision of Lots 5, 6 and 7, which was approved by the Planning Commission in December of 1996.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area sizes are not depicted on the preliminary plat in square feet/acres, and should be so shown on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The 25-foot minimum building setback line is shown on the preliminary plat and should be retained on the Final Plat, if approved.

The lots front East Rite Road, a minor street provided with curb and gutter with an adequate 50-foot right-of-way; therefore, no further dedication would be required. From an access management situation, a note should be required on the Final Plat stating that both lots are limited to a total of one (1) curb cut each to East Rite Road, with the size, design, and location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

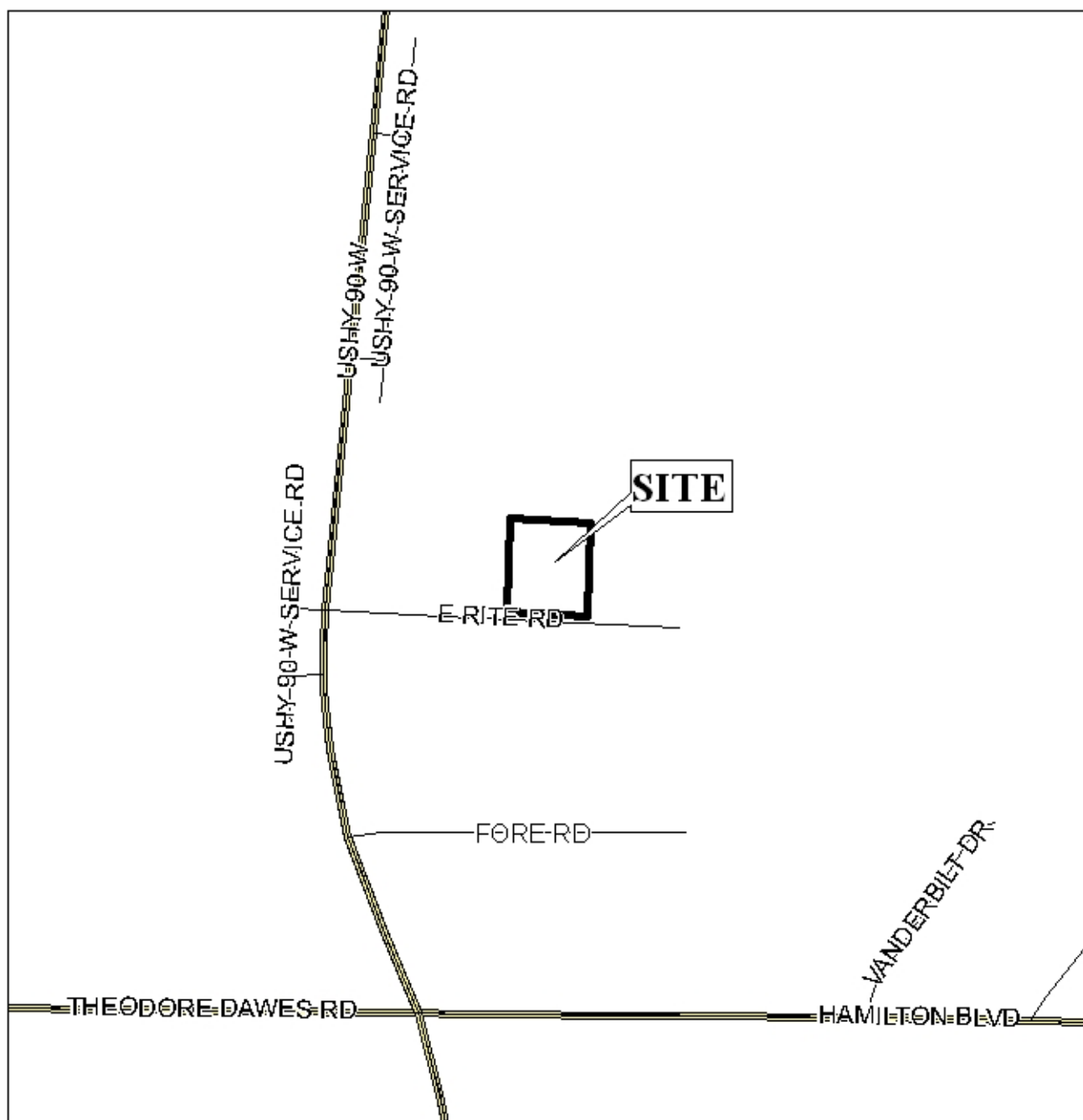
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-

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

- 1) placement of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating that each lot is limited to one (1) curb cut to East Rite Road, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) 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;
- 5) subject to the Engineering comments: *(Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes); and*
- 6) compliance with 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).*

LOCATOR MAP



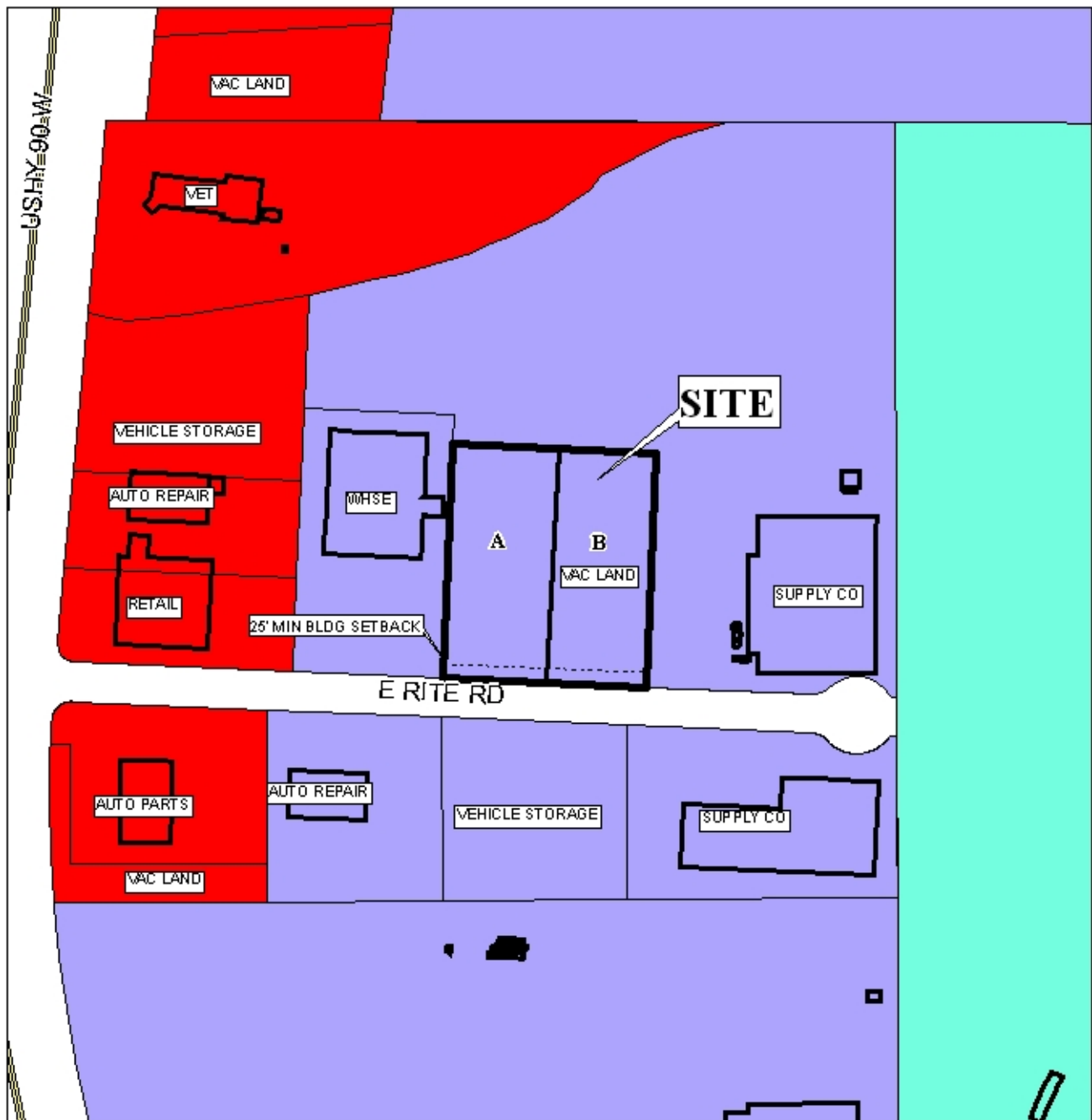
APPLICATION NUMBER 14 DATE August 2, 2012

APPLICANT S & P Mobile Subdivision

REQUEST Subdivision



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APPLICATION NUMBER 14 DATE August 2, 2012

LEGEND

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| 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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