

McCRARY AUTOMOTIVE SUBDIVISION,

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, 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 commercial projects shall comply with the 2003 International Fire Code and Appendices B through G as adopted by the City Of Mobile on July 6, 2004. All One- or Two-Family residential developments shall comply with Appendices B, C and D of the 2003 International Fire Code as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 2 lot, 6.40 \pm acres subdivision which is located on the East side of East I-65 Service Road South, 600' \pm South of Pleasant Valley Road and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from three metes and bounds parcels.

The site fronts West I-65 Service Road South, a planned major street. According to the Major Street Plan, this major street should have a minimum right-of-way width of 300 feet, or 150-feet in each direction as measured from the centerline of the roadway. West I-65 Service Road South right-of-way is not shown, thus the dedication of 150-feet of right-of-way from centerline should be required if necessary.

The undeveloped Grayson Drive right-of-way, to the east of the site, could be developed to provide additional access to the site. However, City records show that the right-of-way width is 50-feet, and thus not in agreement with the width depicted on the plat. Additional dedication may be required from the centerline of the undeveloped right-of-way to ensure a minimum right-of-way of 50-feet, if it is determined that the existing right-of-way is less than required by Section V.B.14. of the Subdivision Regulations.

As proposed, Lot 2 would exceed the maximum width to depth ratio of the Subdivision Regulations; therefore, a waiver of Section V.D.3. would be required. The reason the applicant is requesting the waiver of Section V.D.3 is to allow the redevelopment of this proposed lot. Furthermore, Lot 1 is proposed to be redeveloped and the applicant is aware that an Administrative Planned Unit Development application would be required.

With a waiver of Section V.D.3. (width to depth ratio), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) dedication of sufficient right-of-way to provide 150-feet from the centerline of I-65 Interstate Highway; 2) the placement of a note on the final plat stating that the size, location and design of the curb cuts are to be approved by ALDOT and Traffic Engineering; and 3) the submission of an Administrative Planned Unit Development application prior to the issuance of a building permit.

LOCATOR MAP



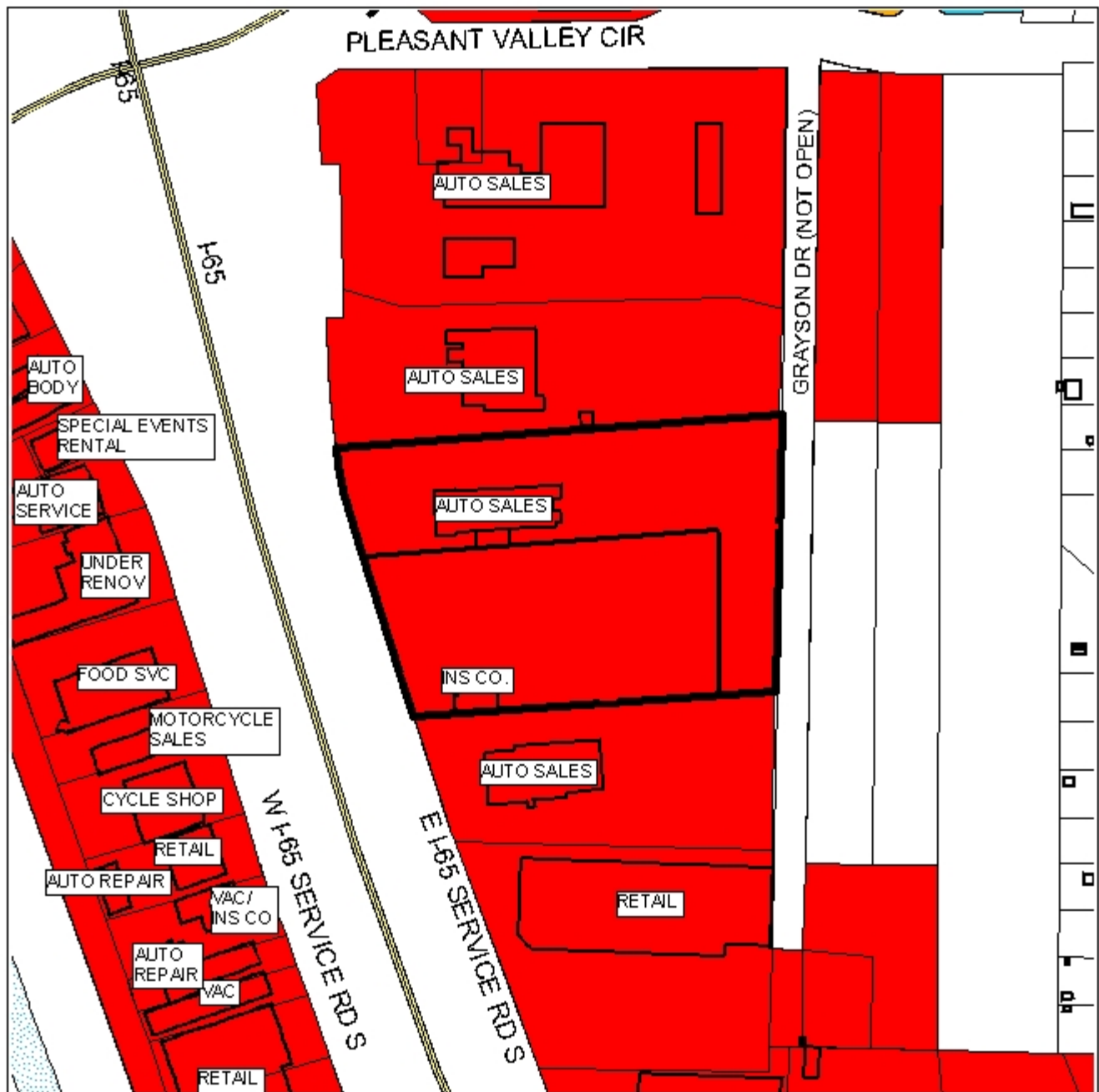
APPLICATION NUMBER 15 DATE September 15, 2005

APPLICANT McCrary Automotive Subdivision

REQUEST Subdivision



MCCRARY AUTOMOTIVE SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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