

TBG IV SUBDIVISION

Engineering Comments: The following comments should be addressed prior to 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. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.

Traffic Engineering Comments: Driveway curb-cuts should be limited to one on Broad Street, one on Washington Avenue, and no access to Tennessee Street. Driveway 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).

Preservation status is to be given to the 48" Live Oak Tree located on the North East corner along Washington Avenue of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.

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.

The plat illustrates the proposed 1.1 acre \pm , 1 lot subdivision which is located on Southeast corner of South Broad Street and Tennessee Street extending to the Southwest corner of South Washington Street and Tennessee Street, 170' \pm North of Kentucky Street, 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 combine two parcels into one legal lot, to allow for the redevelopment of the site to accommodate a new retail store.

The site fronts onto two streets and a public right-of-way: South Broad Street, South Washington Avenue, and Tennessee Street (unopened). The existing right-of-ways for all streets meet the minimum requirements, thus no dedication will be required.

The applicant has requested two curb-cuts, one onto South Broad Street and one onto South Washington Avenue. Due to the multiple frontages but limited frontage lengths, their request is reasonable. There should be a prohibition of curb-cuts onto Tennessee Street, due to the presence of a drainage ditch and railroad tracks, as well as the lack of an actual street. The size, design and location of each curb-cut should be approved by Traffic Engineering and conform to AASHTO standards.

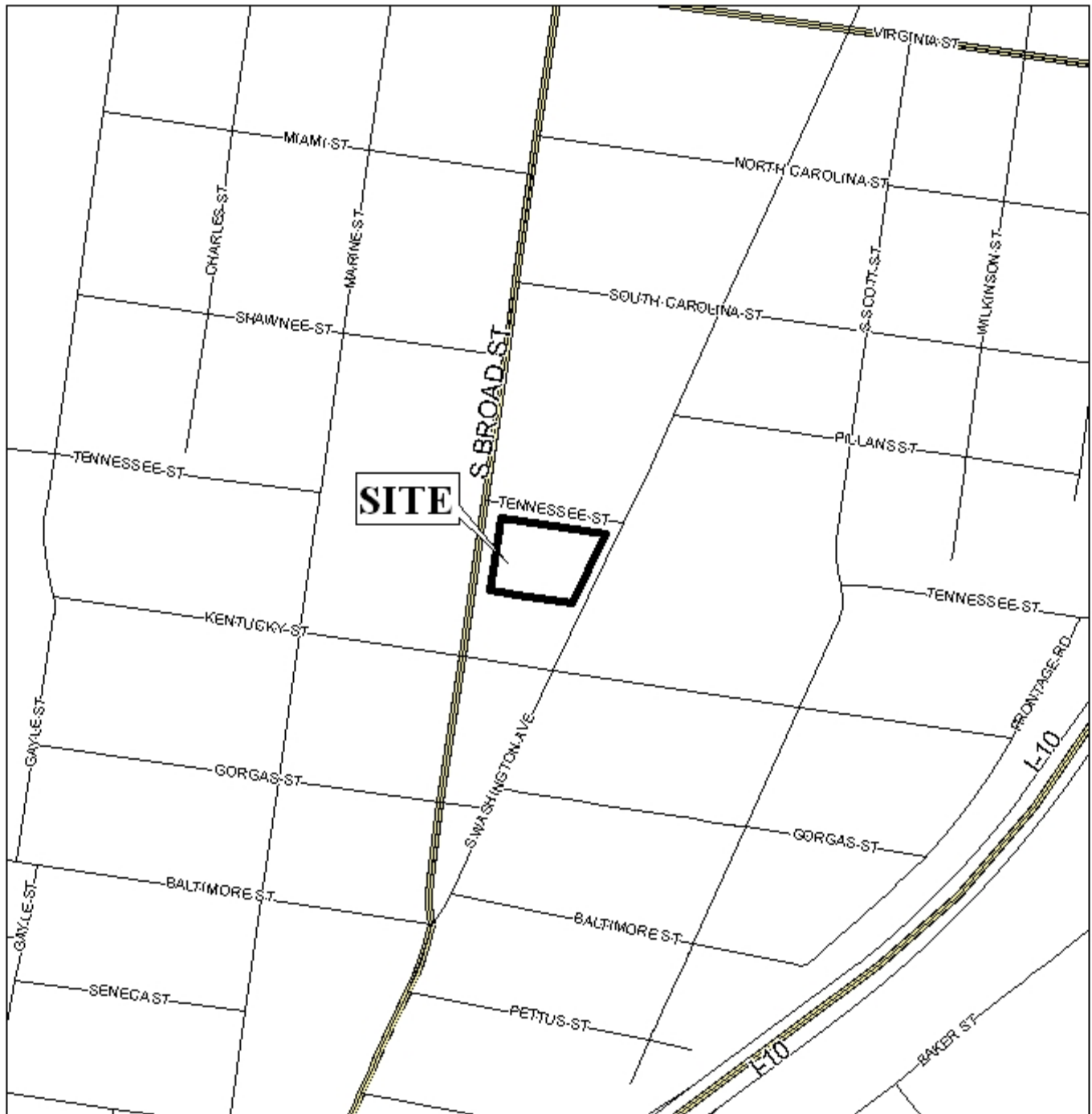
The 25-foot minimum building setback line, required by Section V.D.9., is depicted from all abutting rights-of-way. The lot size is also labeled on the preliminary plat.

It appears that a portion of the site is within the Zone AE and floodway for the Tennessee Street drainage ditch. Approval of all applicable federal, state and local agencies will be required for floodplain development prior to the issuance of any permits or land disturbance activities.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that the lot is limited to one (1) curb-cut to South Broad Street and one (1) curb-cut to South Washington Avenue, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) placement of a note on the final plat stating that the site is denied access to Tennessee Street;
- 3) depiction of the 25-foot minimum building setback line from all street frontages as shown on the preliminary plat;
- 4) the labeling of the lot with its size in square feet, as shown on the preliminary plat;
- 5) compliance with Engineering comments (*The following comments should be addressed prior to 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. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat.*);
- 6) compliance with 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). Preservation status is to be given to the 48" Live Oak Tree located on the North East corner along Washington Avenue of Lot 1. Any work on or under this tree is to be permitted and coordinated with Urban Forestry; removal to be permitted only in the case of disease or impending danger.*);
- 7) compliance with Traffic Engineering comments (*Driveway curb-cuts should be limited to one on Broad Street, one on Washington Avenue, and no access to Tennessee Street. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 8) compliance with Fire 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.*); and
- 9) approval of all applicable federal, state and local agencies for floodplain issues prior to the issuance of any permits or land disturbance activities.

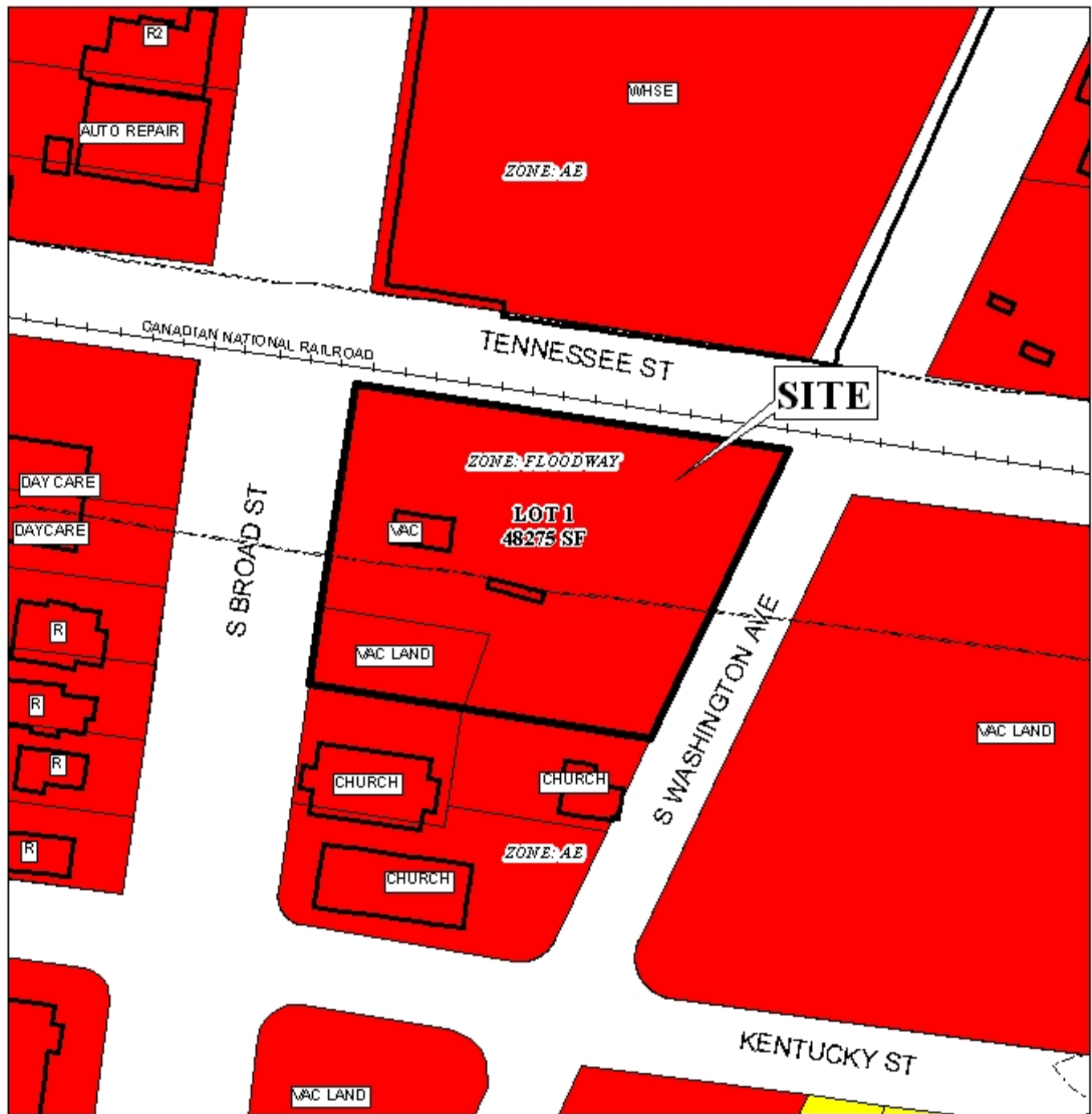
LOCATOR MAP



APPLICATION NUMBER 15 DATE November 1, 2012
APPLICANT TBG IV Subdivision
REQUEST 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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TBG IV SUBDIVISION



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