

LAUGHLIN INDUSTRIAL PARK SUBDIVISION, **RESUBDIVISION OF LOTS 4 & 5**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Traffic Engineer. 2. Provide all other information required for a Final Plat review.

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.

The plat illustrates the proposed 2 lot, 2.2± acre subdivision which is located within the area bounded by Laughlin Court, Laughlin Drive, and Laughlin Drive South, in 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 two existing legal lots of record into two legal lots of record via a shift in the internal common property line between the lots. Laughlin Industrial Park Subdivision was approved by the Planning Commission on May 15, 2008.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area sizes are depicted on the plat in square feet and acres, and should also be so shown on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The 25' minimum building setback line is shown on the preliminary plat and should be retained on the Final Plat, if approved.

The lots front Laughlin Court, Laughlin Drive, and Laughlin Drive South, all minor streets provided with curb and gutter, and with an adequate 50-foot right-of-way. No further dedication should be required. As these are both corner lots, and as corner lots were limited to a total of two (2) curb cuts each in the original approval of Laughlin Industrial Park Subdivision, a note should be required on the Final Plat stating that both lots are limited to a total of two (2) curb cuts each, 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) retention 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 two (2) curb cuts, 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: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: 1. Add a signature block for the Traffic Engineer. 2. Provide all other information required for a Final Plat review);* 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



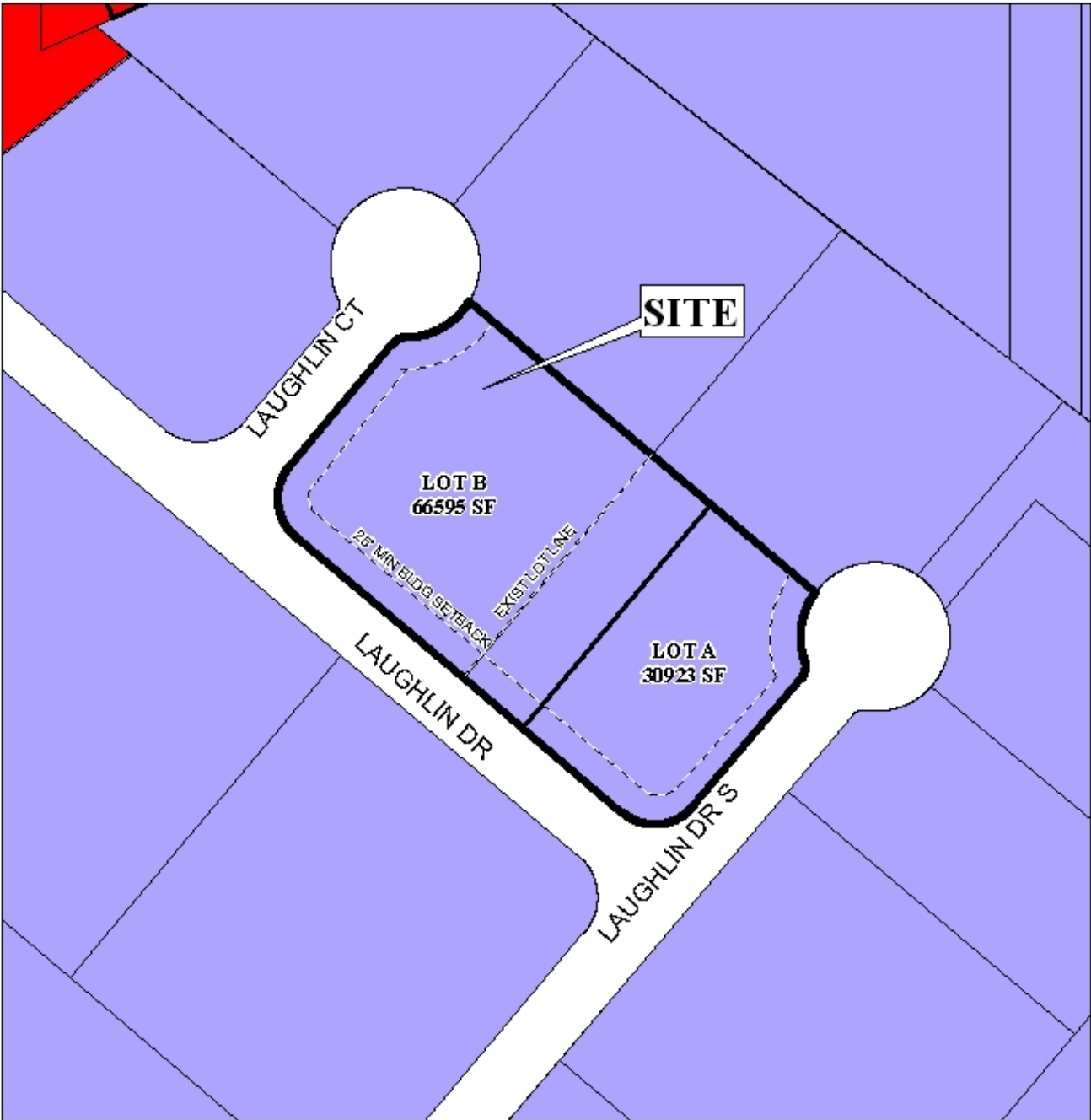
APPLICATION NUMBER 16 DATE July 5, 2012

APPLICANT Laughlin Industrial Park Subdivision, Resubdivision of Lots 4 & 5

REQUEST Subdivision



LAUGHLIN INDUSTRIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 4 & 5



APPLICATION NUMBER 16 DATE July 5, 2012

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
-----	-----	-----	-----	-----	-----	-----	-----	------	-----	-----	-----	-----	-----	-----



LAUGHLIN INDUSTRIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 4 & 5



APPLICATION NUMBER 16 DATE July 5, 2012

