

MCGOWIN PARK SUBDIVISION

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer:

- a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances).
- b. Add a note to the Plat stating that storm water detention will be required for any land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition.
- c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- d. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- e. Show and label each and every Right-Of-Way, and each drainage, utility, ingress/egress, access easements.
- f. Provide and label the monument set or found at each subdivision corner.
- g. Add a signature block for the Owner, Notary Public, City Engineer, County Engineer, Planning Commission and Traffic Engineer.
- h. Provide the Surveyor's Certificate and Signature.
- i. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- j. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- k. Submit a copy of the covenants of the subdivision that address access, maintenance and operation of the common areas, detention/retention areas, drainage easements, etc.

Traffic Engineering Comments: Driveway number is dependent upon approved Planned Unit Development, with size, location and design to be approved by Traffic Engineering and ALDOT (as applicable on Highway 90), 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 50" Live Oak Tree located on the North West portion of proposed development labeled Common Area 1 along McVay Drive. 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 89.6 acre \pm , 20 lot subdivision which is located at the Northwest corner of Satchel Paige Drive and Bolling Brothers Boulevard extending to the East side of I-65 and extending to the South side of Government Street and Southeast corner of Government Boulevard and Satchel Paige Drive, 270' \pm West of McVay Drive extending to the North and South sides of Bolling Brothers Boulevard, and is 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 create 20 legal lots from two existing lots and multiple metes-and-bounds parcels.

The site was before the Planning Commission at its November 7, 2013 meeting, where it received two Planned Unit Development (PUD) approvals for a multi-building, multi-lot commercial development with shared access and parking. The applications at hand are to create the legal lots necessary to support the approved Planned Unit Developments.

The site has frontage on Interstate 65, Government Boulevard, Satchel Paige Drive, Bolling Brothers Boulevard, and McVay Drive, all with compliant rights-of-ways. Access management for the site was addressed by the approved PUDs and the associated Traffic Impact Study. Therefore the number, size, design and location of any new curb-cuts or modification of existing curb-cuts should be subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and conform with AASHTO standards.

Several lots will not have frontage on a public street: private streets associated with the overall development will serve these lots. Due to the proposed use and design of the site and the associated PUDs, the development complies with the requirements of Section VIII.C. Innovative Design section of the Subdivision Regulations. As such, it is recommended that the Commission waive Section V.D.4. of the Subdivision Regulations, which requires that each lot abut a public street.

The 25-foot minimum building setback line is not depicted on the preliminary plat and was not addressed in the PUDs for the overall development. Therefore, the setback line should be depicted on the final plat, if approved, for all lots with frontage on a public street, as required by Section V.D.9. of the Subdivision Regulations.

The preliminary plat includes the size of each lot in square feet and acres. This information should be retained on the final plat, if approved.

Several drainage and utility easements are depicted on the preliminary plat. It should be noted that buildings and other permanent habitable structures are not allowed in easements, and a note stating such should be placed on the final plat, if approved.

Detention basin/common areas are proposed for the subdivision development. A note should be placed on the Final Plat, if approved, stating that maintenance of the detention basin/common areas, and any other common areas, are the responsibility of the subdivision's property owners.

Wetlands are present on the site. The presence of wetlands indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities (other than clearing). The developer has received approval from the Corps of Engineers for their mitigation plan.

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.

Finally, it should be noted that one of the conditions of the PUD approvals was that the subdivision process be completed prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame). This condition should also be required for the Subdivision request.

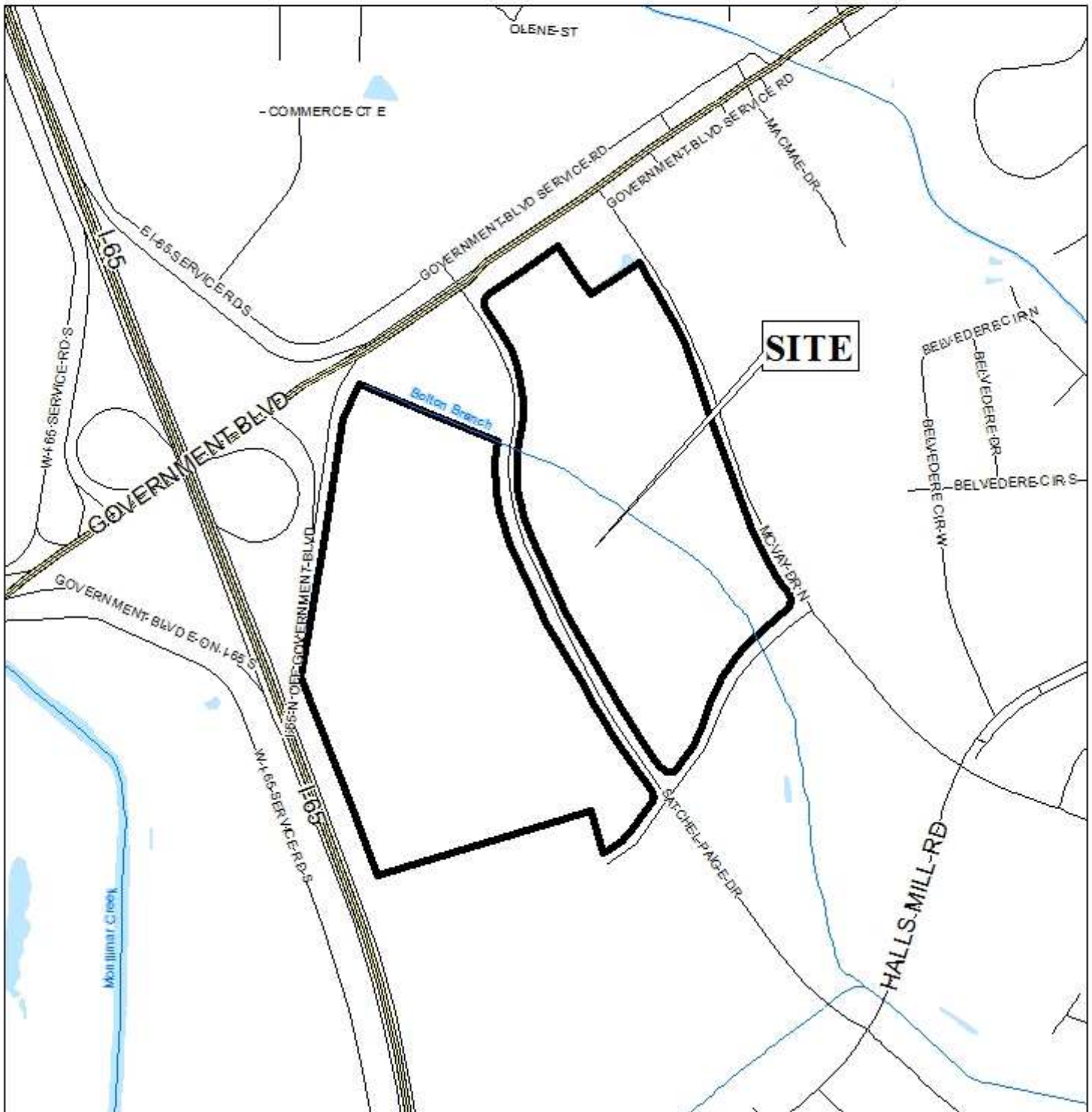
Based upon the preceding, and with a waiver of Section V.D.4. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) completion of the subdivision process prior to the issuance of permits for actual building construction (Land Disturbing and Right-of-Way permits for road construction would be appropriate during this time frame);
- 2) placement of a note on the final plat stating that the number, size, design and location of any new curb-cuts or modification of existing curb-cuts are subject to compliance with the approved PUD site plans, Traffic Engineering approval, ALDOT approval where required, and to conform with AASHTO standards.;
- 3) revision of the plat to depict the 25-foot minimum building setback line for all lots with frontage on a public street, as required by Section V.D.9. of the Subdivision Regulations;
- 4) labeling of all common areas and detention areas, and placement of a note on the final plat stating that maintenance of the detention basin/common areas, and any other common areas, are the responsibility of the subdivision's property owners;
- 5) labeling of all drainage and utility easements on the site, and placement of a note on the final plat stating that buildings and other permanent habitable structures are not allowed in easements;
- 6) retention of the labeling of each lot with its size in square feet and acres, as depicted on the preliminary plat;
- 7) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b. Add a note to the Plat stating that storm water detention will be required for any land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. c. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. d. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. e.*

Show and label each and every Right-Of-Way, and each drainage, utility, ingress/egress, access easements. f. Provide and label the monument set or found at each subdivision corner. g. Add a signature block for the Owner, Notary Public, City Engineer, County Engineer, Planning Commission and Traffic Engineer. h. Provide the Surveyor's Certificate and Signature. i. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. j. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. k. Submit a copy of the covenants of the subdivision that address access, maintenance and operation of the common areas, detention/retention areas, drainage easements, etc.)

- 8) *compliance with Traffic Engineering comments (Driveway number is dependent upon approved Planned Unit Development, with size, location and design to be approved by Traffic Engineering and ALDOT (as applicable on Highway 90), and conform to AASHTO standards.);*
- 9) *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 50" Live Oak Tree located on the North West portion of proposed development labeled Common Area 1 along McVay Drive. 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.);*
- 10) *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.);*
- 11) *approval of all applicable federal, state and local agencies for wetland issues prior to the issuance of any permits or land disturbance activities (other than clearing); and*
- 12) *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



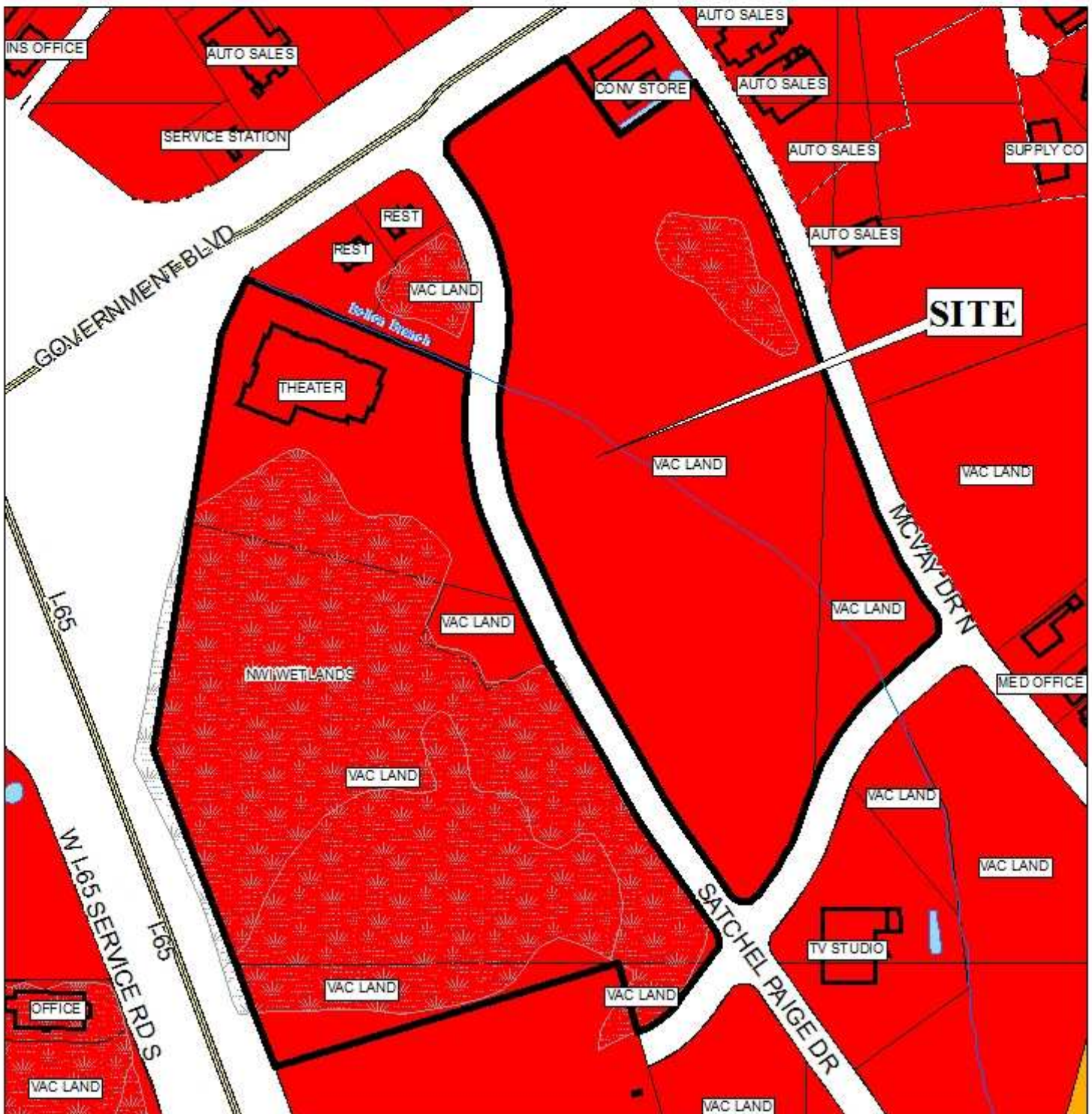
APPLICATION NUMBER 16 DATE December 5, 2013

APPLICANT McGowin Park Subdivision

REQUEST Subdivision



MCGOWIN PARK SUBDIVISION



APPLICATION NUMBER 16 DATE December 5, 2013

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



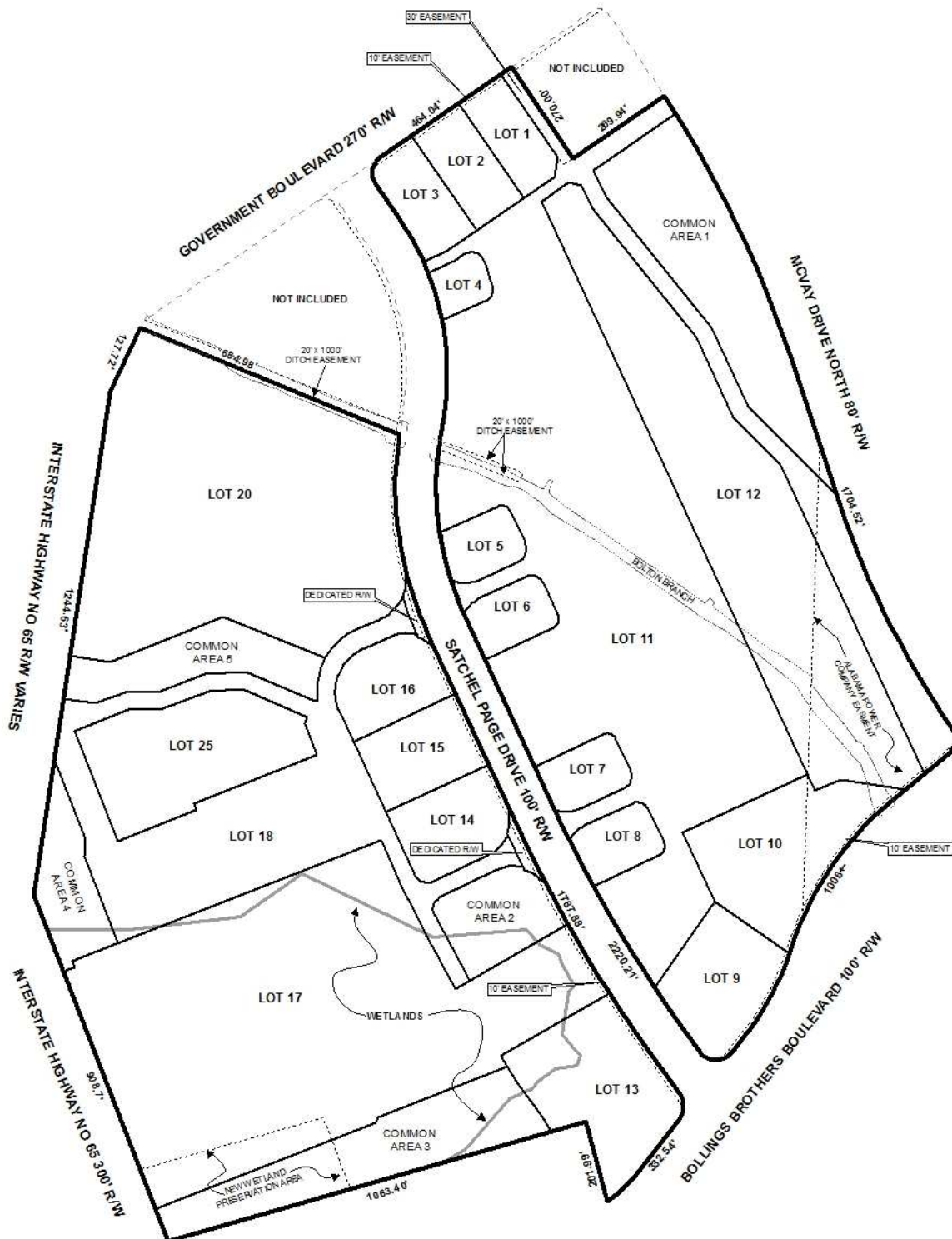
MCGOWIN PARK SUBDIVISION



APPLICATION NUMBER 16 DATE December 5, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 16 DATE December 5, 2013

APPLICANT McGowin Park Subdivision

REQUEST Subdivision



NTS