

## **STARBUCK'S SUBDIVISION**

Engineering Comments: Engineering recommends applicant dedicate enough ROW or sidewalk easement to provide a City standard sidewalk on all City of Mobile rights of way and that the sidewalk waiver of the last PC meeting be voided. Even though there are no other sidewalks in the immediate vicinity there is much evidence of foot traffic in the area and this development should attract pedestrians from all directions. 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. Plans have been reviewed and approved for construction with the addition of a new fire hydrant on property.

The plat illustrates the proposed 1 lot, 0.6  $\pm$  acre subdivision which is located on the South side of Airport Boulevard, 215'  $\pm$  East of East I-65 Service Road South, extending to Airport Boulevard Service Road and an unnamed access road and is in City Council District 5. The subdivision is served by public water and sanitary sewer.

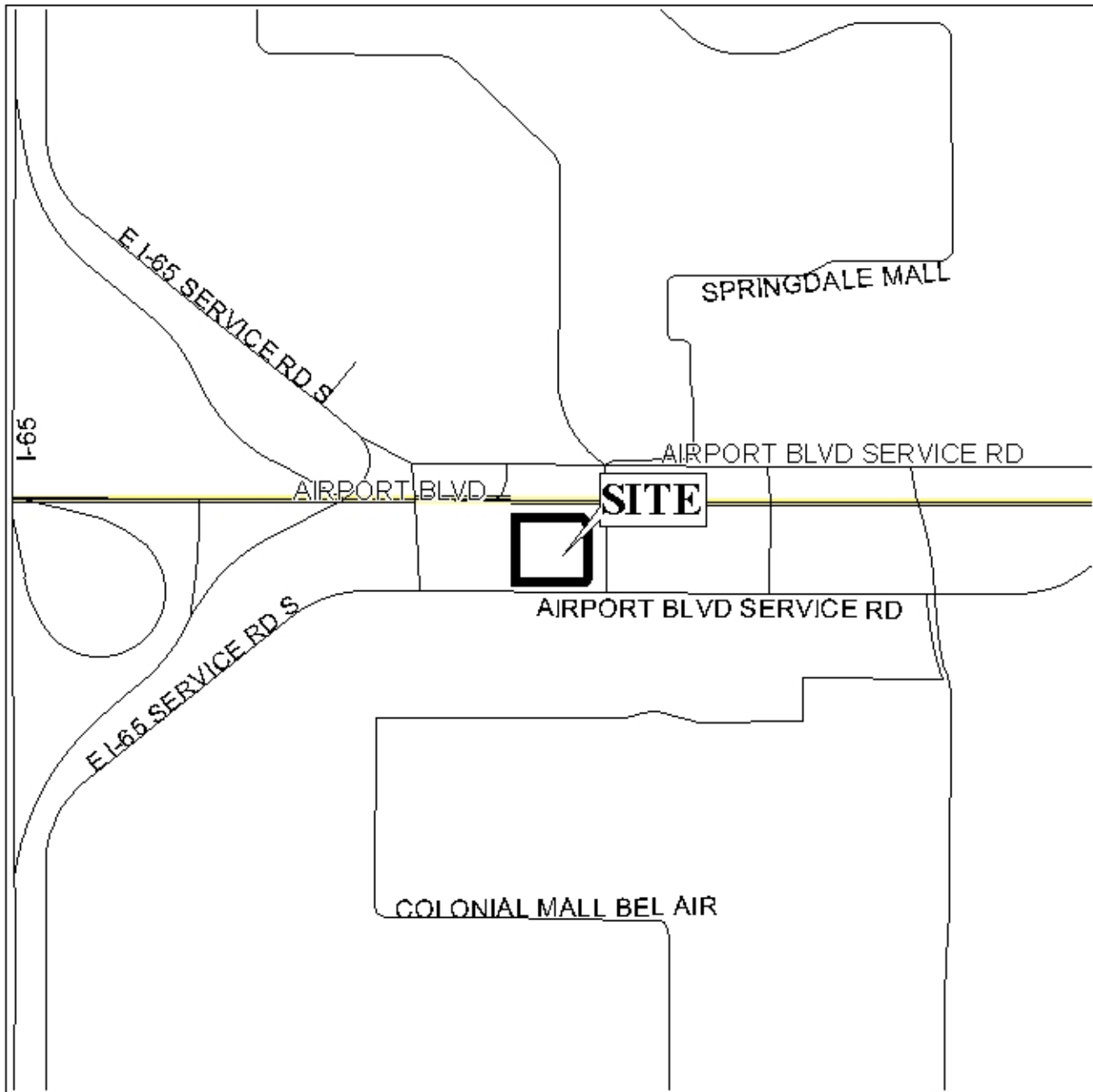
The purpose of this application is to combine two lots into one.

The site fronts Airport Boulevard, a planned major street as illustrated on the Major Street Plan and has an existing right-of-way in compliance with the Plan. However, as a means of access management, the placement of a note on the final plat stating that the site is limited to one curb cut to Airport Boulevard and one curb cut to Airport Boulevard Service Road, with size, location and design to be approved by Traffic Engineering should be required.

Furthermore, the Commission may consider the following comments City Engineering provided on its recommendation for this subdivision. *"Engineering recommends applicant dedicate enough ROW or sidewalk easement to provide a City standard sidewalk on all City of Mobile rights of way and that the sidewalk waiver of the last PC meeting be voided. Even though there are no other sidewalks in the immediate vicinity there is much evidence of foot traffic in the area and this development should attract pedestrians from all directions."*

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the placement of a note on the final plat stating that the site is limited to one curb cut to Airport Boulevard and one curb cut to Airport Boulevard Service Road, with size, location and design to be approved by Traffic Engineering; and 2) full compliance with Fire Department comments (*Plans have been reviewed and approved for construction with the addition of a new fire hydrant on property*).

## LOCATOR MAP



APPLICATION NUMBER 17 DATE January 19, 2006

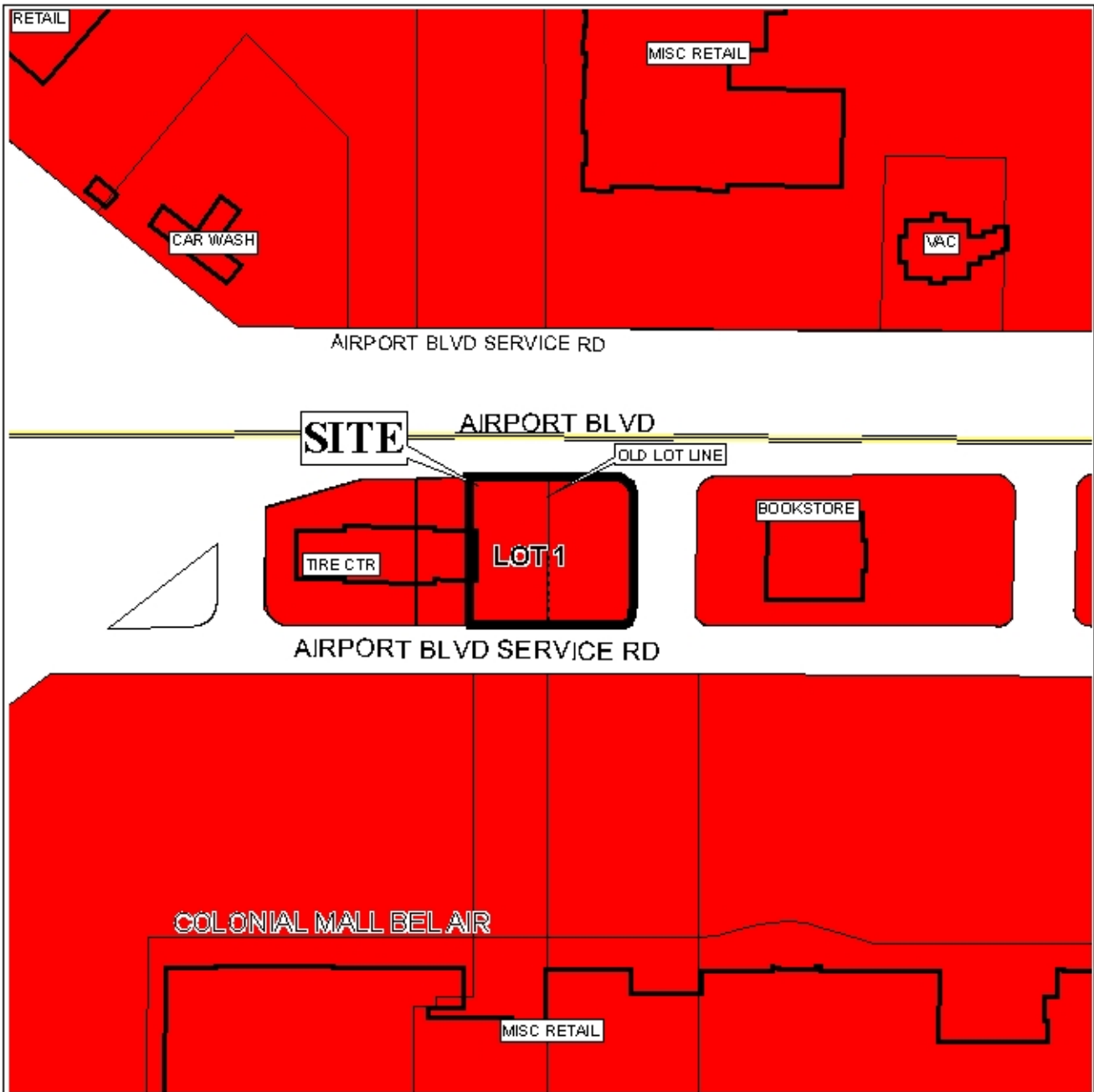
APPLICANT Starbuck's Subdivision

REQUEST Subdivision



NTS

# STARBUCK'S 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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