

ZP SUBDIVISION, RESUBDIVISION OF LOTS 4 & 5

Engineering Comments: The following comments should be addressed prior to review, 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. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

Traffic Engineering Comments: Direct access to Grelot Road is denied. Driveway number, size, location and design on Grelot Place 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, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.6± acre, 1-lot subdivision which is located on the South side of Grelot Road, 600'± East of Knollwood Drive, 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 a single legal lot of record from two legal lots of record. The lot size is labeled, and the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be retained in square feet and acres on the Final Plat, as on the preliminary plat, if approved.

The site fronts onto Grelot Road, a major street with a compliant 100' right-of-way, and Grelot Place, a private street with curb and gutter with a compliant 50' right-of-way; as such, no dedication is required.

The site was the subject of a Subdivision and Planned Unit Development which were approved at the Planning Commission's July 25, 2008 meeting for a private road subdivision. It should be noted that per a condition of approval associated with the Planned Unit Development, a new Planned Unit Development application must be submitted before the subject site can be developed.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled along all frontages on the preliminary plat. If approved, the 25-foot building setback line should be retained on the Final Plat.

As a mean of access management, a note should be placed on the Final Plat stating that the lot is denied direct access to Grelot Road, and is limited to one curb cut to Grelot Place, with the size, design, and location of the curb cut 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, the application is recommended for tentative approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) retention of the lot size in square feet and acres;
- 3) compliance with Engineering comments (*The following comments should be addressed prior to review, 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. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).*);
- 4) 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.*);
- 5) placement of a note on the Final Plat stating that the lot is denied direct access to Grelot Road, and is limited to one curb cut to Grelot Place, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards; and
- 6) placement of a note on the Final 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.

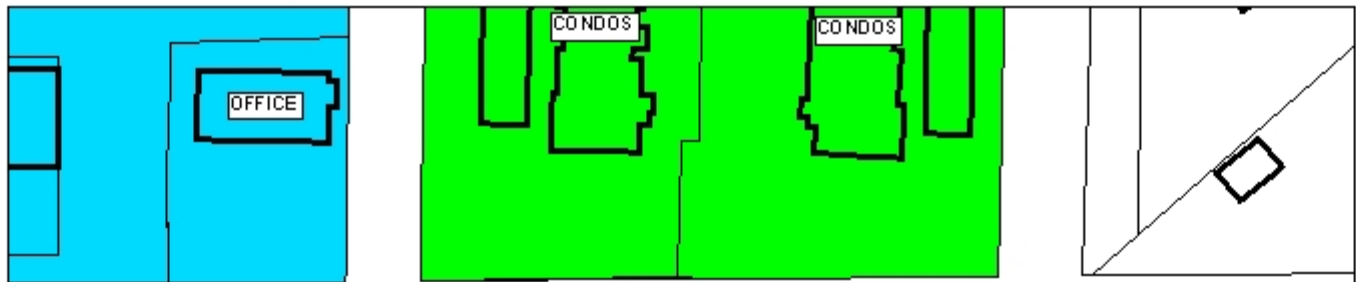
LOCATOR MAP



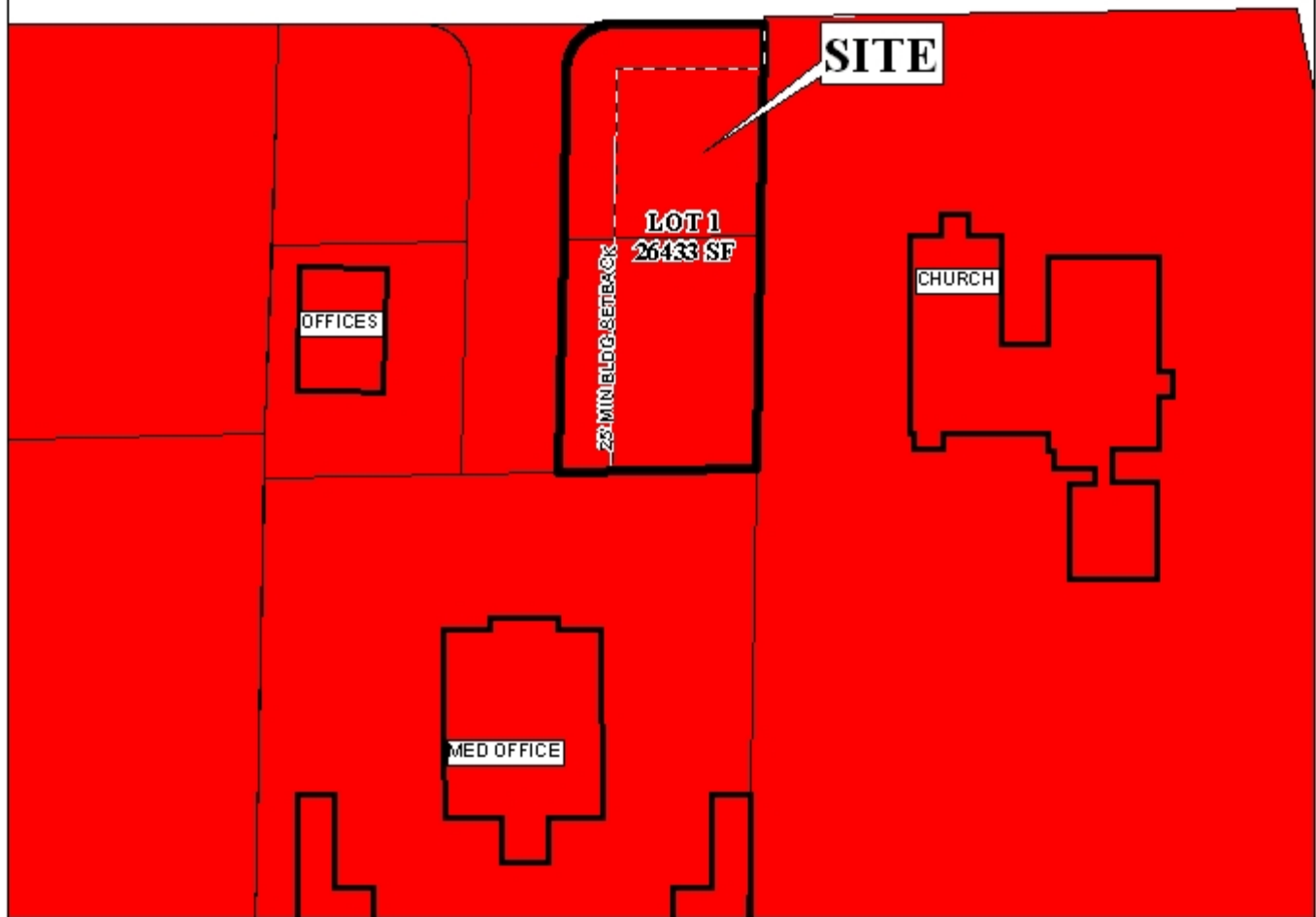
APPLICATION NUMBER 17 DATE February 7, 2013
 APPLICANT ZP Subdivision, Resubdivision of Lots 4 & 5
 REQUEST Subdivision



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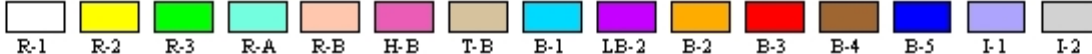


GRELOT RD



APPLICATION NUMBER 17 DATE February 7, 2013

LEGEND



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