

## **MAINTENANCE AND STORAGE BUILDING SUBDIVISION**

Engineering Comments: Any drainage structures located in the vacated ROW that carries public water will require a drainage easement. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

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: Fire hydrants shall comply with Section 508.5.1 of the 2003 IFC.

Mobile Area Water & Sewer System Comments: MAWSS has only sewer service available, but a Capacity Assurance application for additional sewer service has not been applied for. MAWSS cannot guarantee additional sewer service until a Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 11.5± acre, 1 lot subdivision, which is located at the Southeast corner of Waringwood Drive South and Planton Lane, extending along the East side of Waringwood Drive East to the Southeast corner of Waringwood Drive East and Dutch Road (to be vacated), and extending to the East terminus of Moore Road (to be vacated). The applicant states that the site is served by city water and sanitary facilities. It should be noted this conflicts with MAWSS statement that they only have sewer service available.

The purpose of this application is to consolidate 51 legal lots into 1 legal lot.

The site fronts Waringwood Drive East, Waringwood Drive South, and Planton Lane, all minor streets with existing rights-of-way widths of approximately 50 feet. The site is also split into three parts by Dutch Road, a minor road with an existing 50' right-of-way, and Moore Road, also a minor road with a 50' right-of-way. The applicant states that both Dutch Road, from Waringwood Drive East South and Moore Road are to be vacated. The preliminary plat indicates a 25' minimum building setback line along all remaining (unvacated) street rights-of-way. If approved, the 25' minimum building setback line should also be depicted on the final plat.

Currently there are four drainage easements on the property that are not shown on the proposed plat. If approved, there should be no signing of the final plat prior to the approved vacation of the four drainage easements. If vacation of easements does not occur, the easements should be depicted on the final plat.

The applicant states that all current dwellings located on the property are to be demolished.

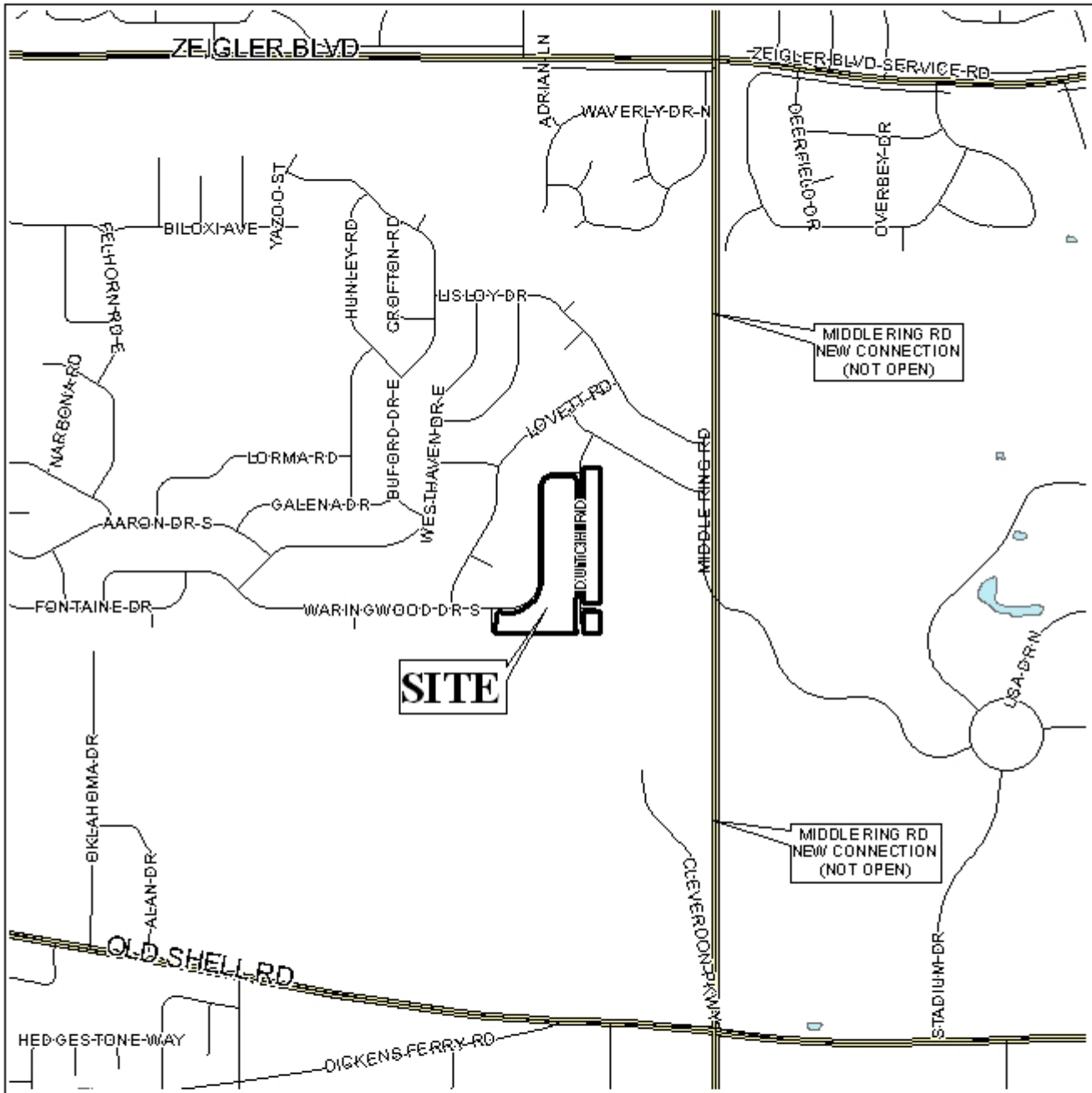
The proposed lot will have approximately 1571'± of street frontage therefore access management is a concern. As a means of access management, a note should be placed on the final plat, if approved, stating that Lot 1 is limited to 4 curb cuts, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Finally, 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 on the preceding, it is recommended that this application be Approved subject to the following:

- 1) completion of the vacation process for Dutch Road and Moore Road;
- 2) completion of the vacation process for all current drainage easements not shown on the preliminary plat or depiction of easements on final plat;
- 3) depiction of a drainage easement for any structures that carry public water located in the vacated right-of-way;
- 4) demolition of any dwellings located on the property prior to signing of the final plat;
- 5) compliance with all storm water and flood control ordinances;
- 6) placement of a note on the plat stating that Lot 1 is limited to 4 curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and
- 7) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

# LOCATOR MAP



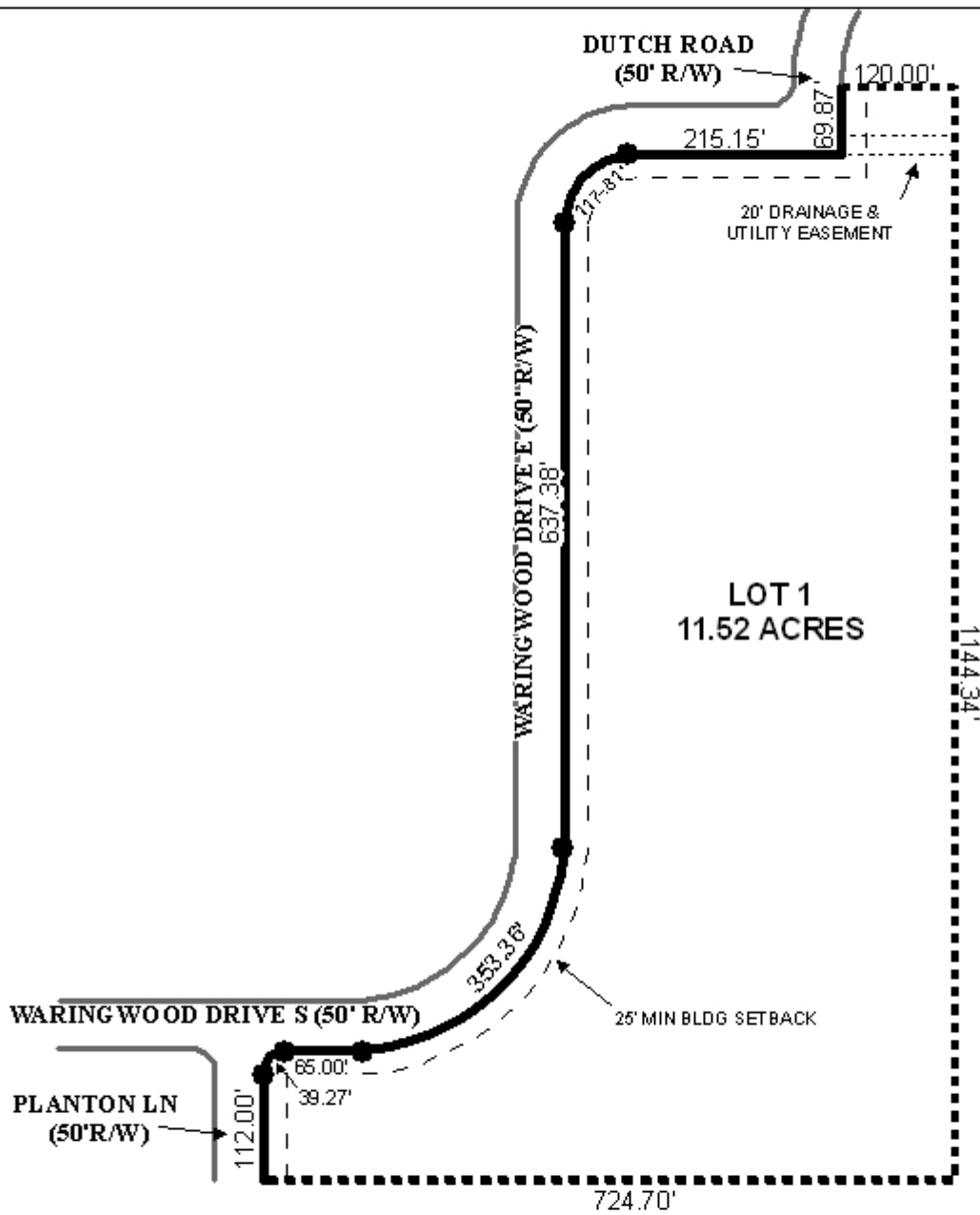
APPLICATION NUMBER 18 DATE April 17, 2008

APPLICANT Maintenance and Storage Building Subdivision

REQUEST Subdivision



# DETAIL SITE PLAN

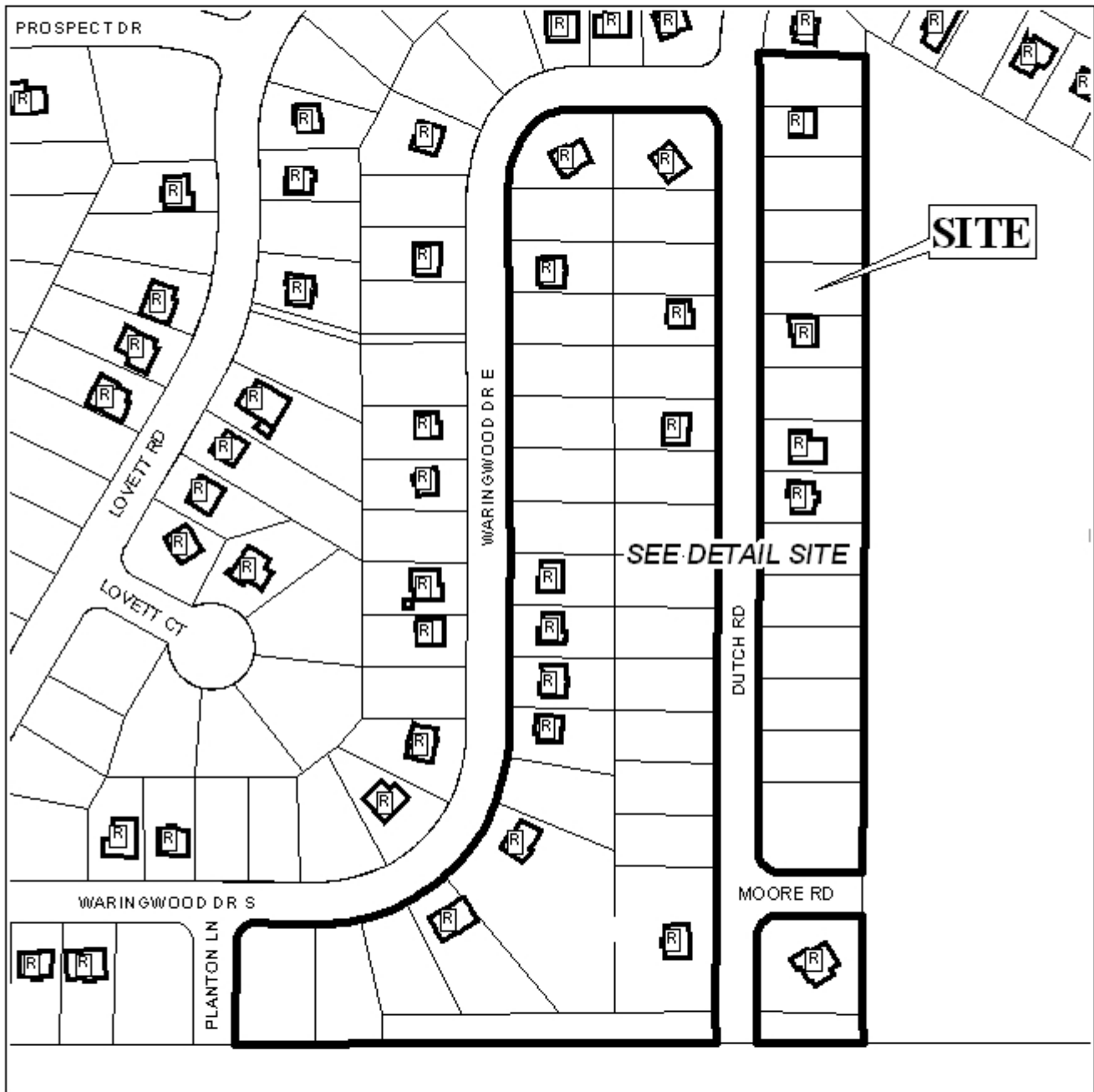


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NTS

# MAINTENANCE AND STORAGE BUILDING SUBDIVISION



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LEGEND

R-1	R-2	R-3	R-4	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2

N  
NTS

