

WILLIS & CROSS ROAD SUBDIVISION

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. 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). 3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4. Dedicate a 50' radius (minimum) at the southeast corner of Lot 4 to Public ROW. Location and size to be approved by Traffic Engineer and City Engineer.

Traffic Engineering Comments: Each lot shall be limited to one curb-cut, with 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.

The plat illustrates the proposed 11.37 acre \pm , 5 lot subdivision, which is located on Northeast corner of Middle Road and Willis Road 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 5 legal lots of record from two legal lots of record. The proposed lots exceed the minimum size requirements.

The site has frontage onto 3 streets, Interstate 10 (I-10) (936' \pm), Cross Road (1,277' \pm), and Willis Road (539' \pm). The 25' minimum setback for all frontages is depicted on the plat. The required right-of-way I-10 is 350': The site depicts right of way as 300' and not the required 350'. However, the additional 25' of right-of-way dedication is depicted along the I-10 corridor. Cross Road and Willis Road are minor streets with adequate ROW; however the corner of Cross Road and Willis Road does not depict appropriate curb radii or setbacks.

Access management is a concern due to the site abutting Interstate 10 and multiple street frontages. All lots should be denied access to Interstate 10. All lots should be limited to one (1) curb-cut each, with the size, design and location of all curb-cuts to be approved by Traffic

Engineering and conform to AASHTO standards. Lot 4, a corner lot, is limited to one-curb cut to one street (Willis Road or Cross Road) per Traffic Engineering comments.

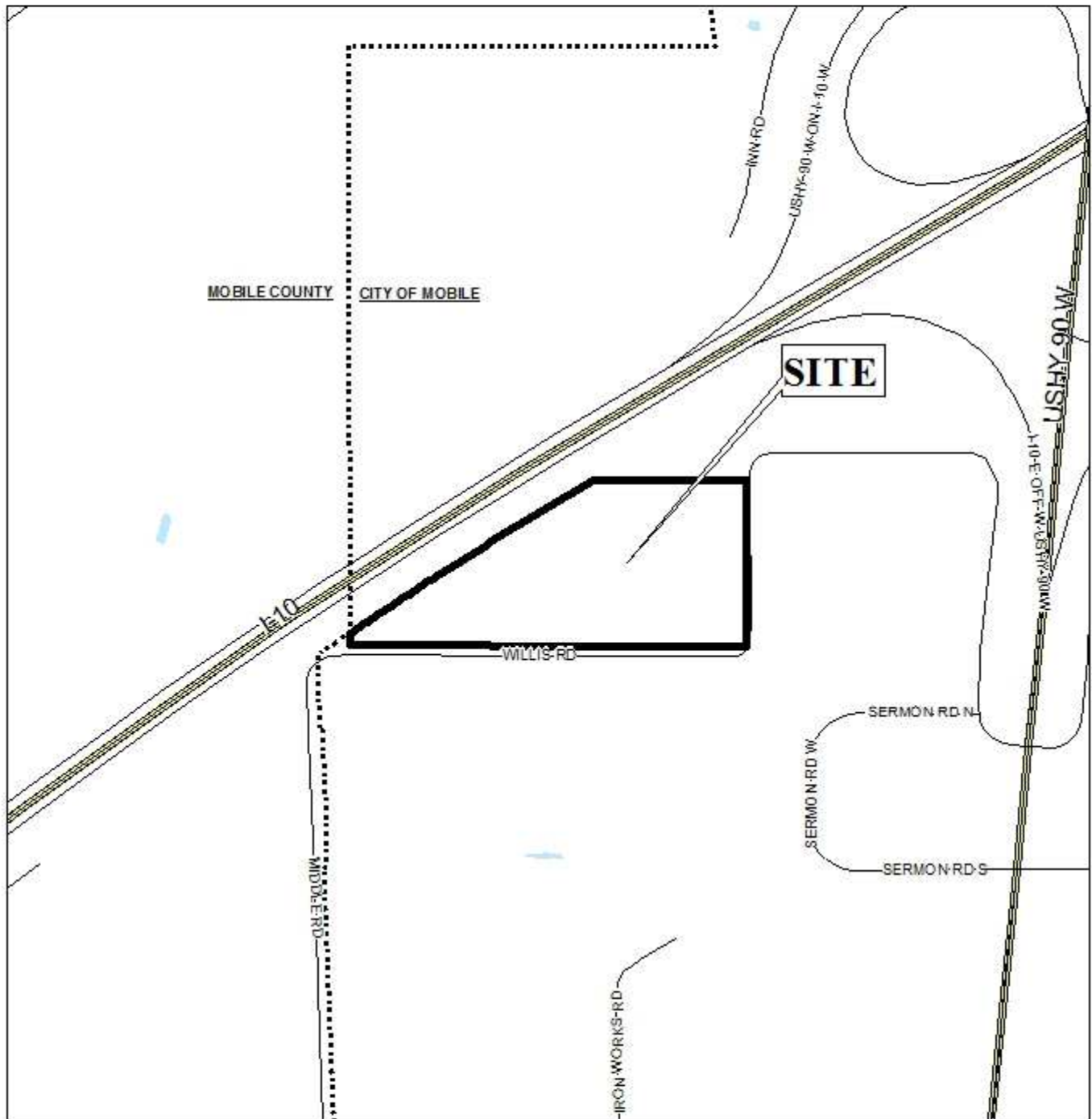
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) placement of a note on the final plat stating that all lots are denied access to Interstate 10;
- 2) placement of a note on the final plat stating that all lots are limited to one (1) curb-cut each with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.
- 3) dedication of 25 foot of right-of-way along the entire frontage of I-10, as depicted on the preliminary plat;
- 4) provide appropriate radii at the corner of Cross Road and Willis road as determined by Traffic Engineering;
- 5) retain 25' setback along all frontages;
- 6) provision of the required setback from radius dedication;
- 1) 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. 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). 3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 4. Dedicate a 50' radius (minimum) at the southeast corner of Lot 4 to Public ROW. Location and size to be approved by Traffic Engineer and City Engineer.*)
- 2) compliance with Traffic Engineering comments (*Each lot shall be limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*)
- 3) 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.)*)
- 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) approval of all applicable federal, state and local agencies prior to the issuance of any permits or land disturbance activities;

- 6) 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; and
- 7) full compliance with all other municipal codes and ordinances, including the buffering, lighting, and tree and landscaping requirements of the Zoning Ordinance.

LOCATOR MAP



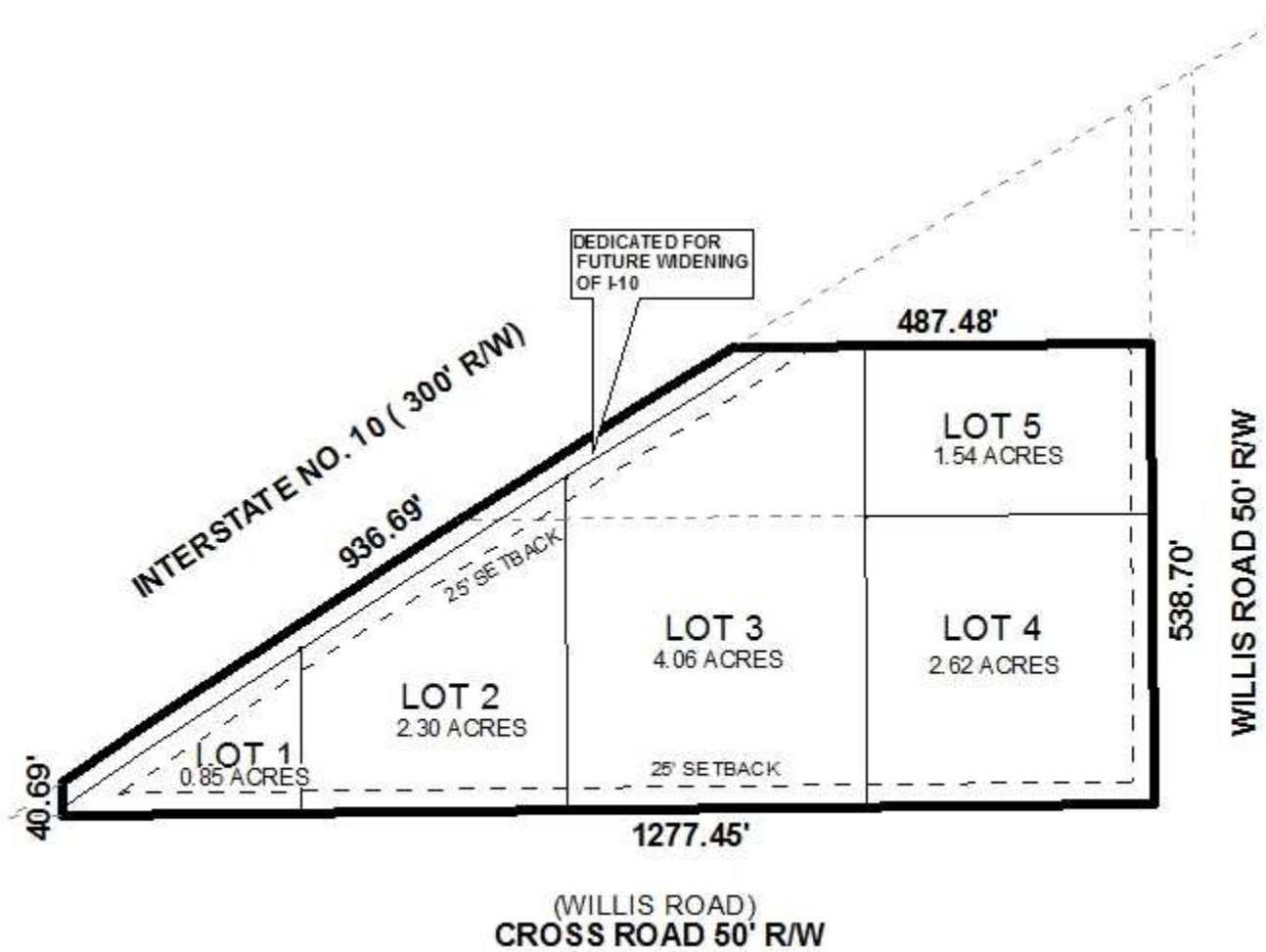
APPLICATION NUMBER 18 DATE July 11, 2013

APPLICANT Willis & Cross Road Subdivision

REQUEST Subdivision



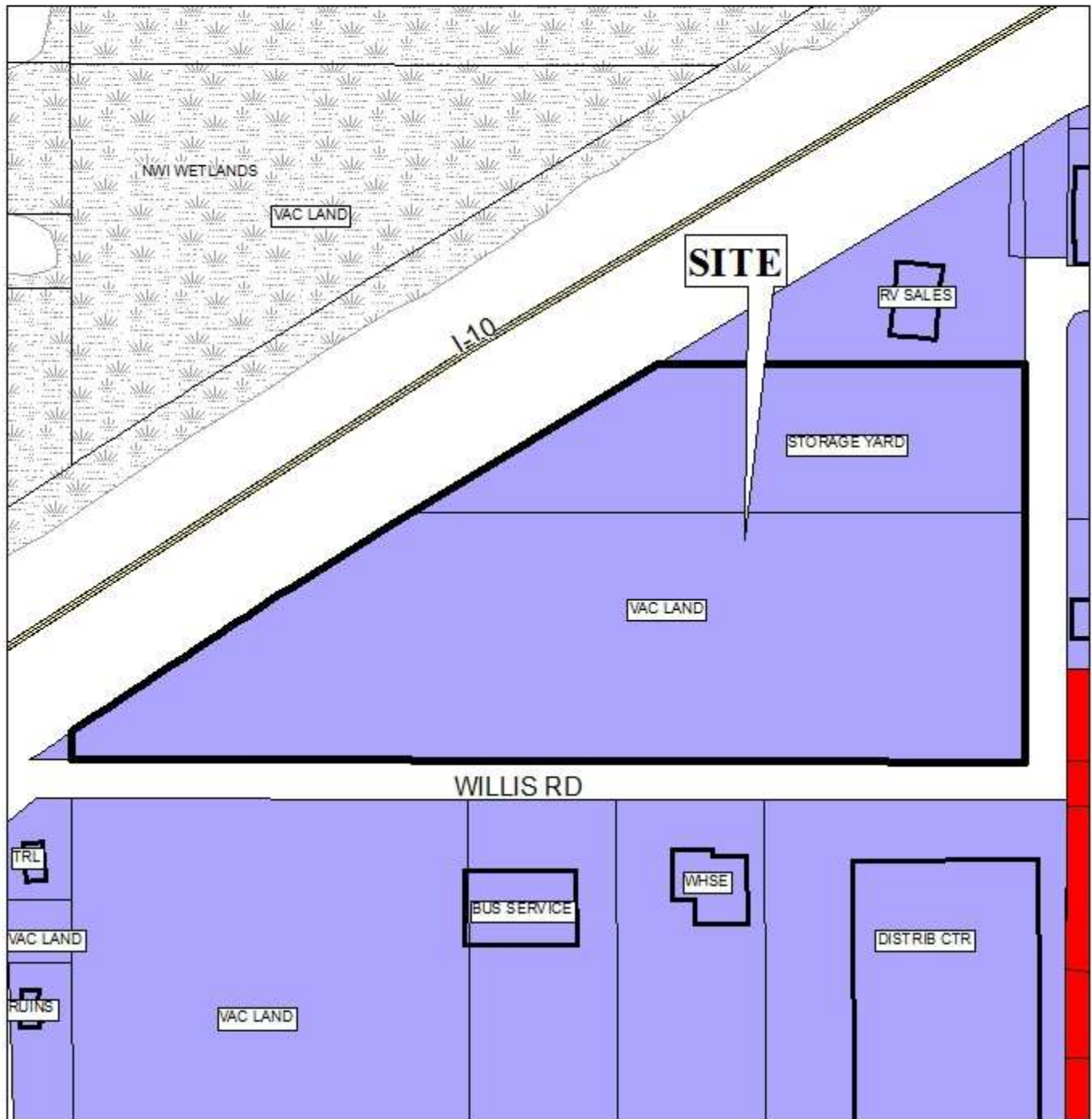
DETAIL SITE PLAN



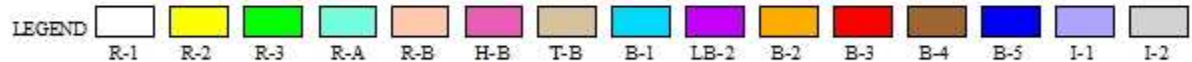
APPLICATION NUMBER 18 DATE July 11, 2013
APPLICANT Willis & Cross Road Subdivision
REQUEST Subdivision



WILLIS & CROSS ROAD SUBDIVISION



APPLICATION NUMBER 18 DATE July 11, 2013



WILLIS & CROSS ROAD SUBDIVISION



APPLICATION NUMBER 18 DATE July 11, 2013

