

## **GUCOM LODGE SUBDIVISION**

Engineering Comments: Show minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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: All projects must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System 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 5.0± acre, two lot subdivision, which is located on the west side of Point Legere Road, 275 feet ± south of Venetia Road, in City Council District 4. The subdivision is served by city water and sanitary sewer facilities.

The purpose of this application is to create two legal lots of record from two metes and bounds parcels.

The site fronts Point Legere Road, a minor street, and has 30 feet of right-of-way. Section V.B.14. of the Subdivision Regulations requires minor streets without curb and gutter to have 60 feet of right-of-way; therefore, the plat should be revised to dedicate 30 feet from the centerline of Pointe Legere Road.

Since the site has approximately 153 linear feet of frontage per lot along Point Legere Road, a note should be placed on the final plat stating that the site is limited to one curb cut for each lot, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lots will exceed the depth to width ratio recommended by Section V.D.3. of the Subdivision Regulations. However, it should also be pointed out that lots exceeding the

recommended depth to width ratio are common along Dog River, thus a waiver of Section V.D.3. may be appropriate.

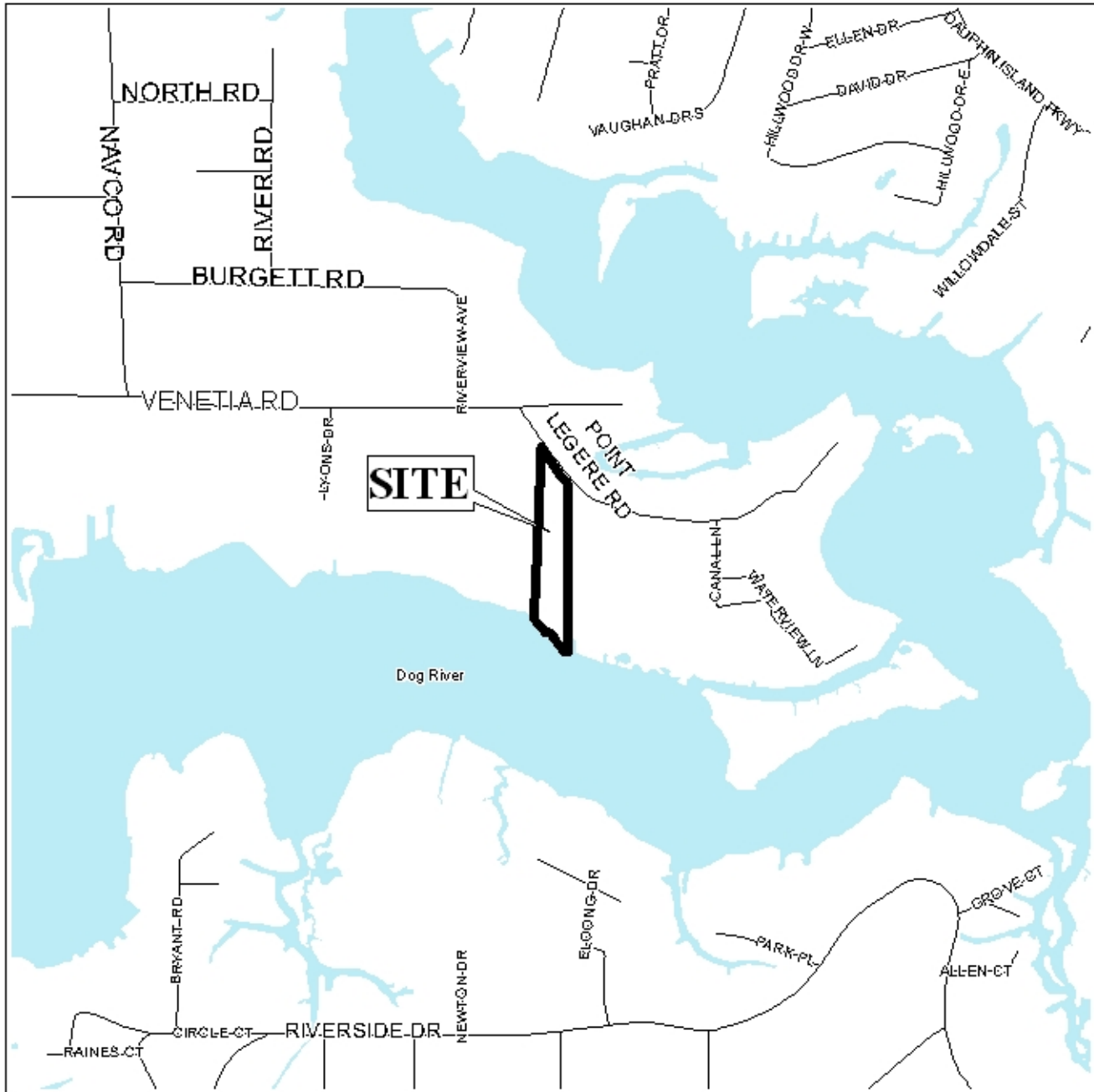
The site is bounded to the South by Dog River, and wetlands and floodplains associated with the waterway may occur on a portion of the site. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

The plat does not indicate the square footage of the lots, and it does not depict the existing structure, which should be addressed before signing the final plat. It should also show side and rear building setbacks.

With the waiver of Section V.D.3., the plat is recommended for Tentative Approval, subject to the following conditions:

1. labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
2. dedication of 30 feet from the centerline of Point Legere Road, compliant with Section V.B.14. of the Subdivision Regulations;
3. placement of a note on the final plat stating that the site is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards; and
4. subject to the Engineering Comments (*Show minimum finished floor elevation on each lot. It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. 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.*)

# LOCATOR MAP



APPLICATION NUMBER 23 DATE October 18, 2007

APPLICANT GUCOM Lodge Subdivision

REQUEST Subdivision



NTS

5.

# GUCOM LODGE SUBDIVISION



APPLICATION NUMBER 23 DATE October 18, 2007

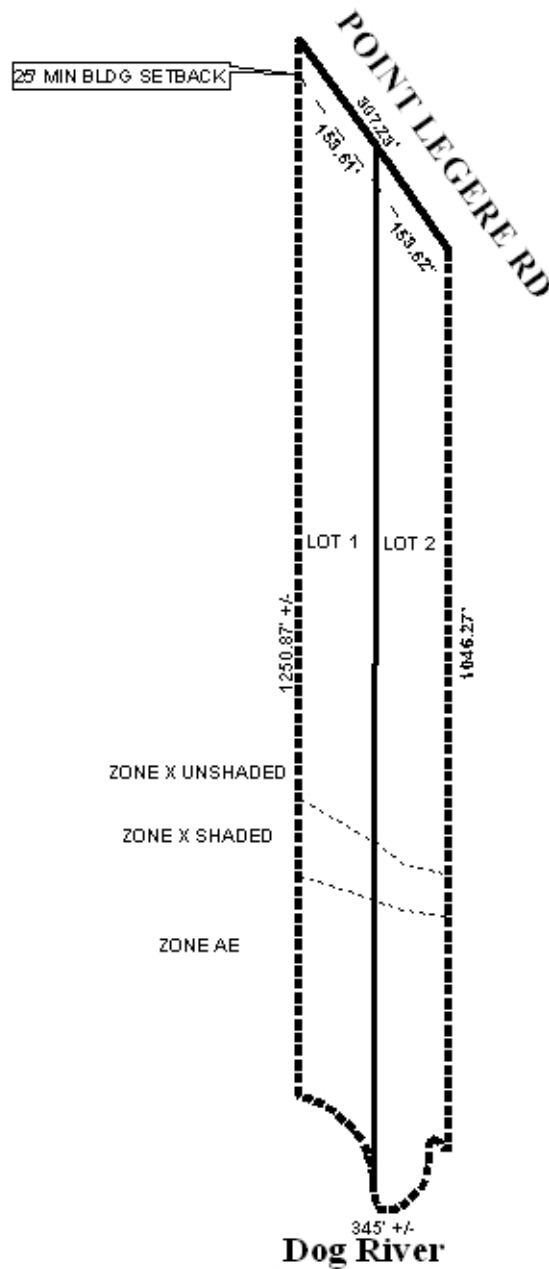
LEGEND

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



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# DETAIL SITE PLAN



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APPLICANT GUCOM Lodge Subdivision  
REQUEST Subdivision



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