

## **CARRACELA SUBDIVISION**

Engineering Comments: 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 number, sizes, 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.

The plat illustrates the proposed 0.4± acre, 1-lot subdivision which is located at the Southwest corner of Riverside Drive and Club House Road, and is in Council District 4. The site is served by public water and sanitary sewer.

The purpose of the application is to create a one-lot subdivision from a portion of three existing lots of record; most of the remaining portion of these lots is included in a separate subdivision application on the same Agenda (Marcell Subdivision). However, there is a portion of two lots northeast of the site that is excluded from the legal description of the application; furthermore, this area contains a constructed slip lane and traffic island. As this is essentially a commercial subdivision, dedication of the portion of these lots excluded from the application would be appropriate and should be required.

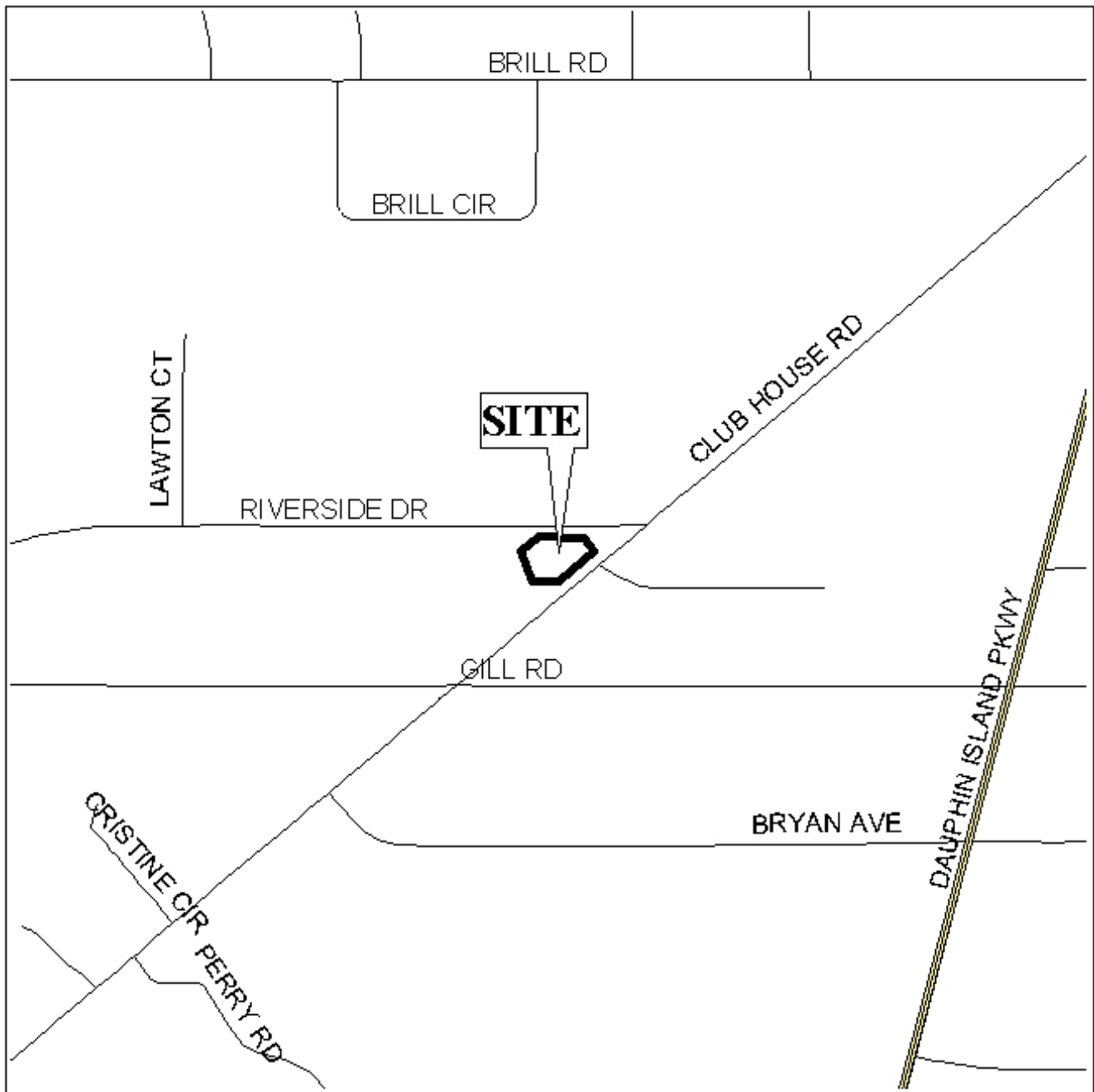
The site fronts Riverside Drive, which has a 60' right-of-way, and Club House Road, which has a substandard width right-of-way of 40'; thus dedication of sufficient right-of-way to provide 25' from the centerline of Club House Road should be required. The 25' building setback line, depicted on the plat, should be revised to reflect 25' as measured from the dedication.

A note should be required on the final plat stating that the site is limited to the existing curb cuts.

The present nonconforming use as a convenience store/service station has been documented and approved; thus, a buffer should be required between the site and adjoining residential properties, in compliance with Section V.A.7 of the Subdivision Regulations.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 25' from the centerline of Club House Road, with adjustment of the 25' building setback line to reflect the dedication; 2) the placement of a note on the final plat stating that the site is limited to existing curb cuts; and 3) the provision of a buffer between the site and adjoining residential properties, in compliance with Section V.A.7 of the Subdivision Regulations.

## LOCATOR MAP



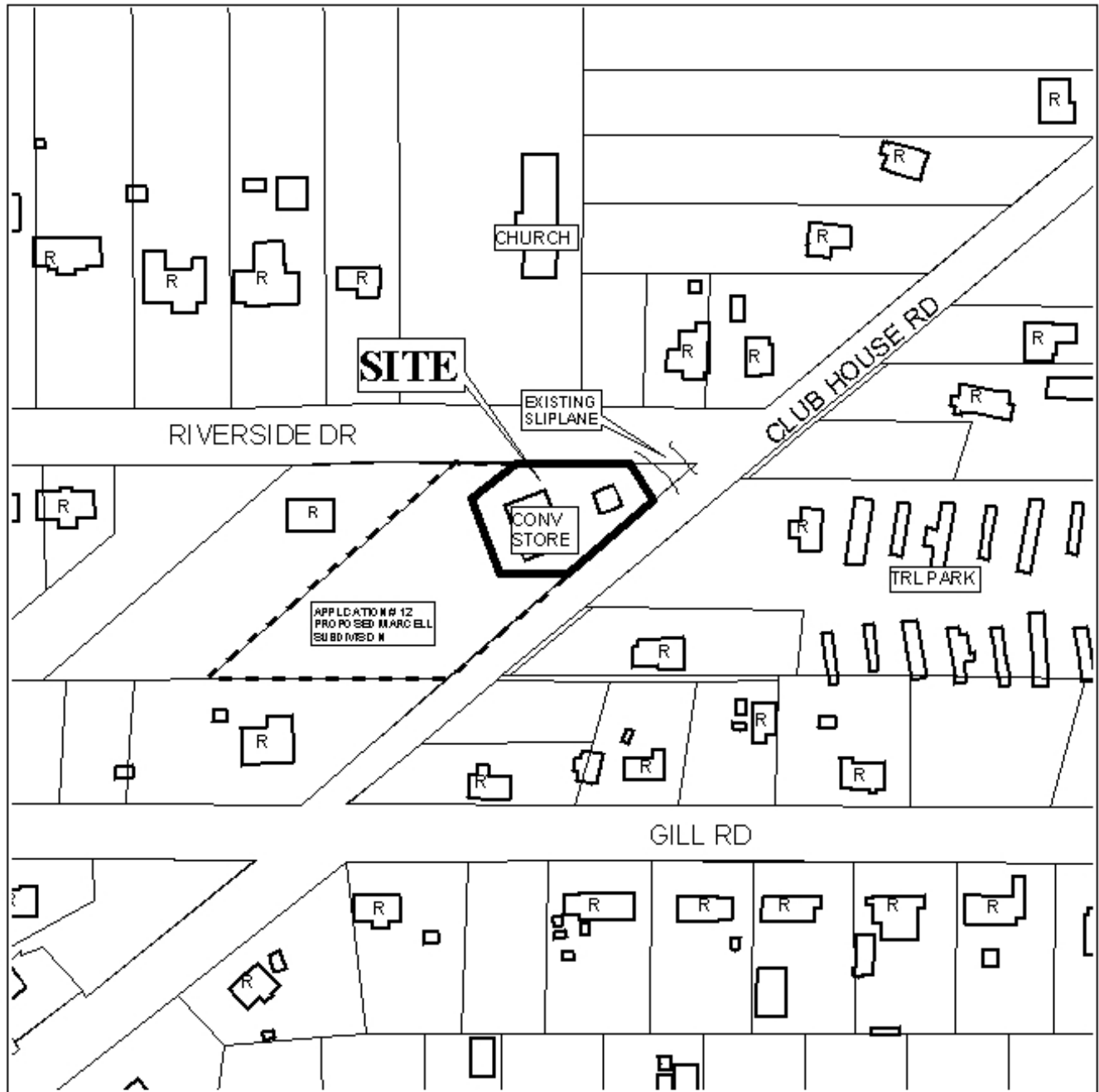
APPLICATION NUMBER 8 DATE July 21, 2005

APPLICANT Carracela Subdivision

REQUEST Subdivision



# CARRACELA SUBDIVISION



APPLICATION NUMBER 8 DATE July 21, 2005

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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