

MAISEL COMMERCIAL 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. All One- or Two-Family residential developments shall comply with Appendices B, C, and D of the 2003 International Fire Code, as adopted by the City of Mobile on July 6, 2004.

The plat illustrates the proposed 0.2 acre \pm , 1 lot subdivision which is located on the south side of Old Shell Road, 460 feet \pm west of McGregor Avenue, and is in Council District 5. The subdivision is served by both public water and sanitary sewer.

The purpose of this application is the creation of a one legal lot of record from one existing parcel.

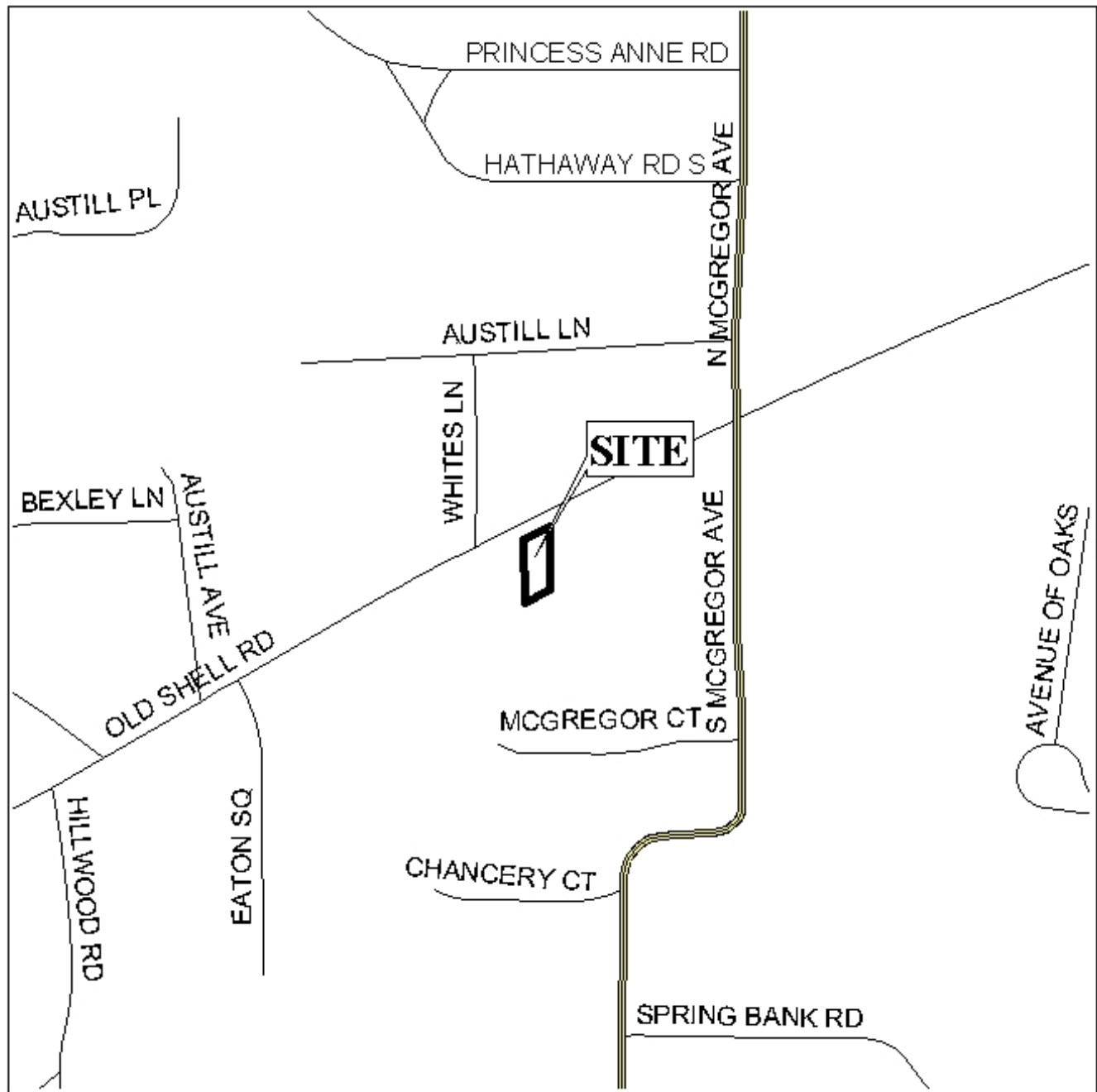
The site fronts onto Old Shell Road, a minor street, and the existing right-of-way width conforms to the minimum requirements of the Subdivision Regulations. This section of Old Shell Road is subject to heavy traffic volumes during certain periods of the day, thus access management is a concern. The site should be limited to one curb cut, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.

The 25-foot minimum building setback line from the right-of-way edge is not shown but would be required on the Final Plat, if approved.

It should be noted that development of the commercially zoned site, which is currently vacant, will have to comply with all applicable regulations, including the landscaping and tree planting requirements of the Zoning Ordinance.

The plat is recommended for Tentative Approval subject to the following conditions: 1) the depiction of the 25-foot minimum building setback line on the Final Plat; and 2) placement of a note on the Final Plat stating the site is limited to one curb cut onto Old Shell Road, with the size, location and design to be approved by Traffic Engineering, and conform to AASHTO standards.

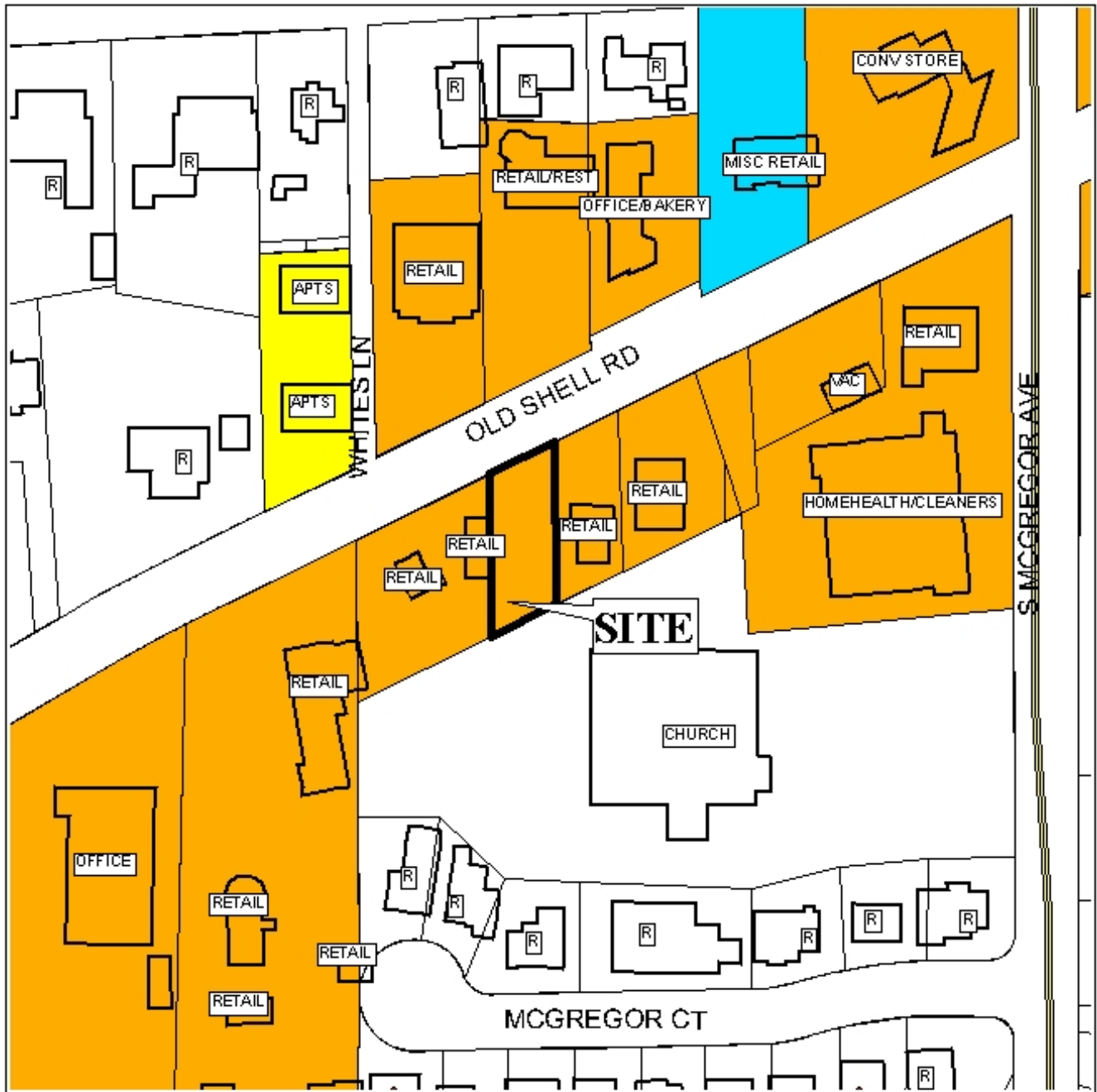
LOCATOR MAP



APPLICATION NUMBER 19 DATE May 19, 2005
APPLICANT Maisel Commercial Subdivision
REQUEST Subdivision

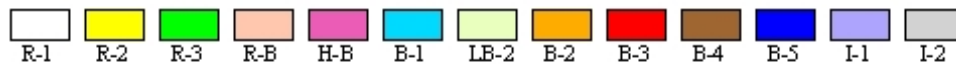


MAISEL COMMERCIAL SUBDIVISION



APPLICATION NUMBER 19 DATE May 19, 2005

LEGEND



N
NTS