NASSAR 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. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and 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) – Land Disturbance Permit required. 4. Add a note to the plat that any development will be required to install sidewalk along Cardinal Drive and Eagle Drive in accordance with Mobile City Code Chapter 57, Article VIII (ROW Permit required). 5. Provide additional ROW (radius) at the corner of Cardinal Dr/Eagle Dr and at the corner of Eagle Drive/Michigan Ave.

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 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.

MAWSS Comments: MAWSS has water and sewer services 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 1.1± acre, 1-lot subdivision which is located on the Southwest corner of Michigan Avenue and Eagle Drive, extending to the Southeast corner of Eagle Drive and Cardinal Drive East, and is in Council District 3. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from two metes and bounds parcels. The lot size is labeled, and the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be retained in square feet and acres on the Final Plat, as on the preliminary plat, if approved.

The site fronts onto Michigan Avenue, Eagle Drive, and Cardinal Drive. Michigan Avenue is a major street, and according to the Major Street component of the Comprehensive Plan, there should be a 120’ right-of way. Currently Michigan Avenue has a 100’ right-of-way, making a

dedication to provide 60' from the centerline necessary. Eagle Drive and Cardinal Drive are both minor streets with adequate rights-of-way

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled along all frontages on the preliminary plat. If approved, the 25-foot building setback line should be retained on the Final Plat. There is a masonry building along Cardinal Street that encroaches into the setback; however there is a note that this structure is to be removed. If approved, a demolition permit should be obtained for the removal of this structure prior to the signing of the Final Plat. There is also an overhead canopy that is attached to the primary building that encroaches into the setback as illustrated, and will encroach more upon dedication of required right-of-way. Because the structure is existing, it is considered legal non-conforming, but any new construction on the site must comply with all setbacks.

The site has over 600 linear feet of street frontage, and currently appears to have a total of seven curb cuts. If the use of the site will be limited to the existing gas station that fronts Michigan Avenue, the site should be limited to the two existing to Michigan Avenue and 1 existing curb cut to Eagle Drive. All other curb cuts should be removed and the right-of-way area resodded. The size, location and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards.

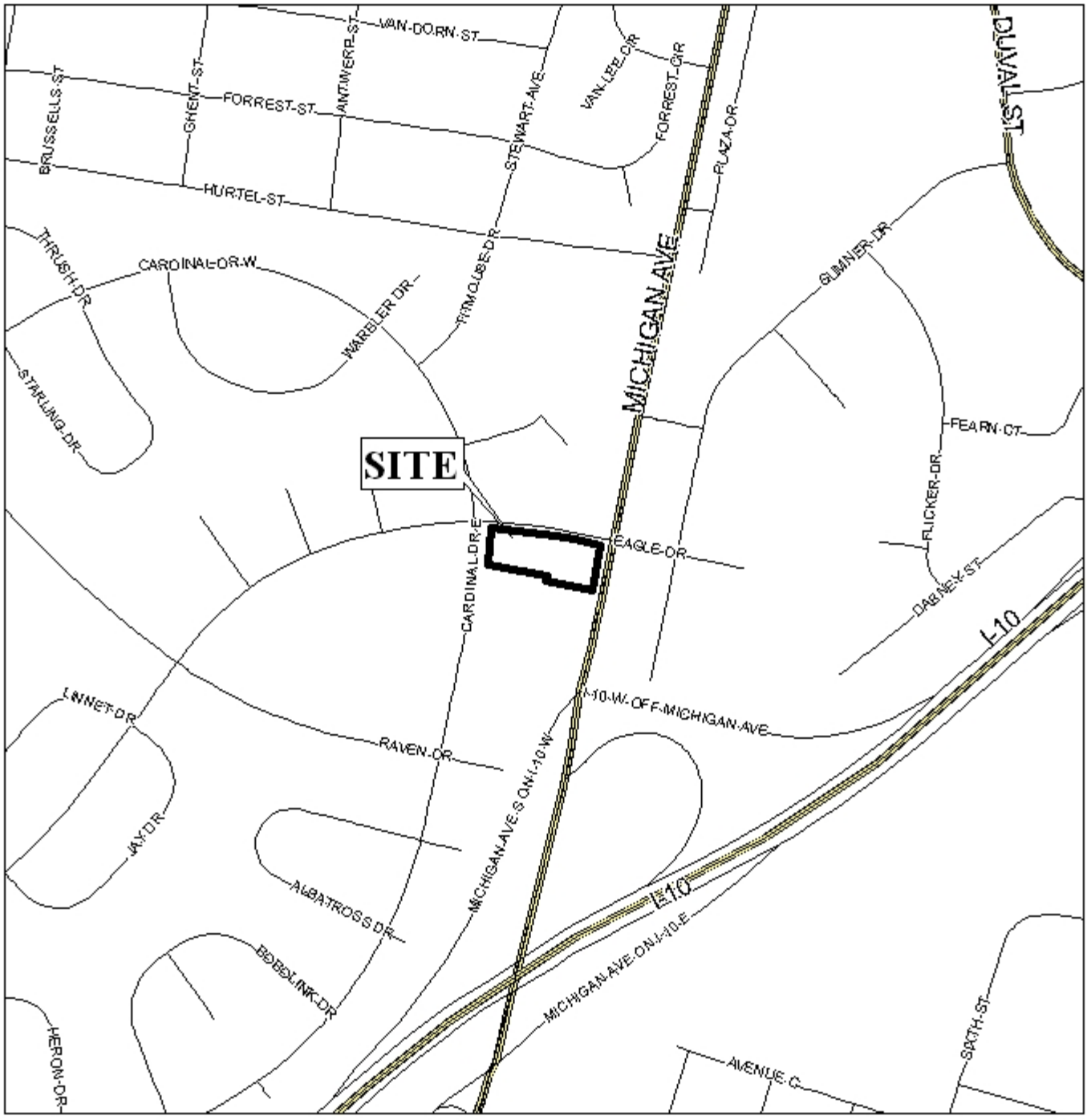
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

1) dedication to provide 60' from the centerline of Michigan Avenue;
2) illustration of the 25' minimum building setback line along all street frontages adjusted to be measured from required dedication;
3) labeling of the lot size in square feet and acres after required dedications;
4) obtaining a demolition permit for the masonry building along Cardinal Drive prior to the signing of the Final Plat;
5) 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. A signature block and signature for the Traffic Engineering Department shall be placed on the Final Plat. 3. Add a note to the Plat stating that storm water detention will be required for any unapproved development (since 1984) and 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) – Land Disturbance Permit required. 4. Add a note to the plat that any development will be required to install sidewalk along Cardinal Drive and Eagle Drive in accordance with Mobile City Code Chapter 57, Article VIII (ROW Permit required). 5. Provide additional ROW (radius) at the corner of Cardinal Dr/Eagle Dr and at the corner of Eagle Drive/Michigan Ave*.);

6) 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*.);
7) placement of a note on the Final Plat stating size, location and design of curb cuts is to be approved by Traffic Engineering and conform to AASHTO standards; and
8) placement of a note on the Final 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.

LOCATOR MAP



APPLICATION NUMBER 8 DATE December 6, 2012

APPLICANT Nassar Subdivision

REQUEST Subdivision

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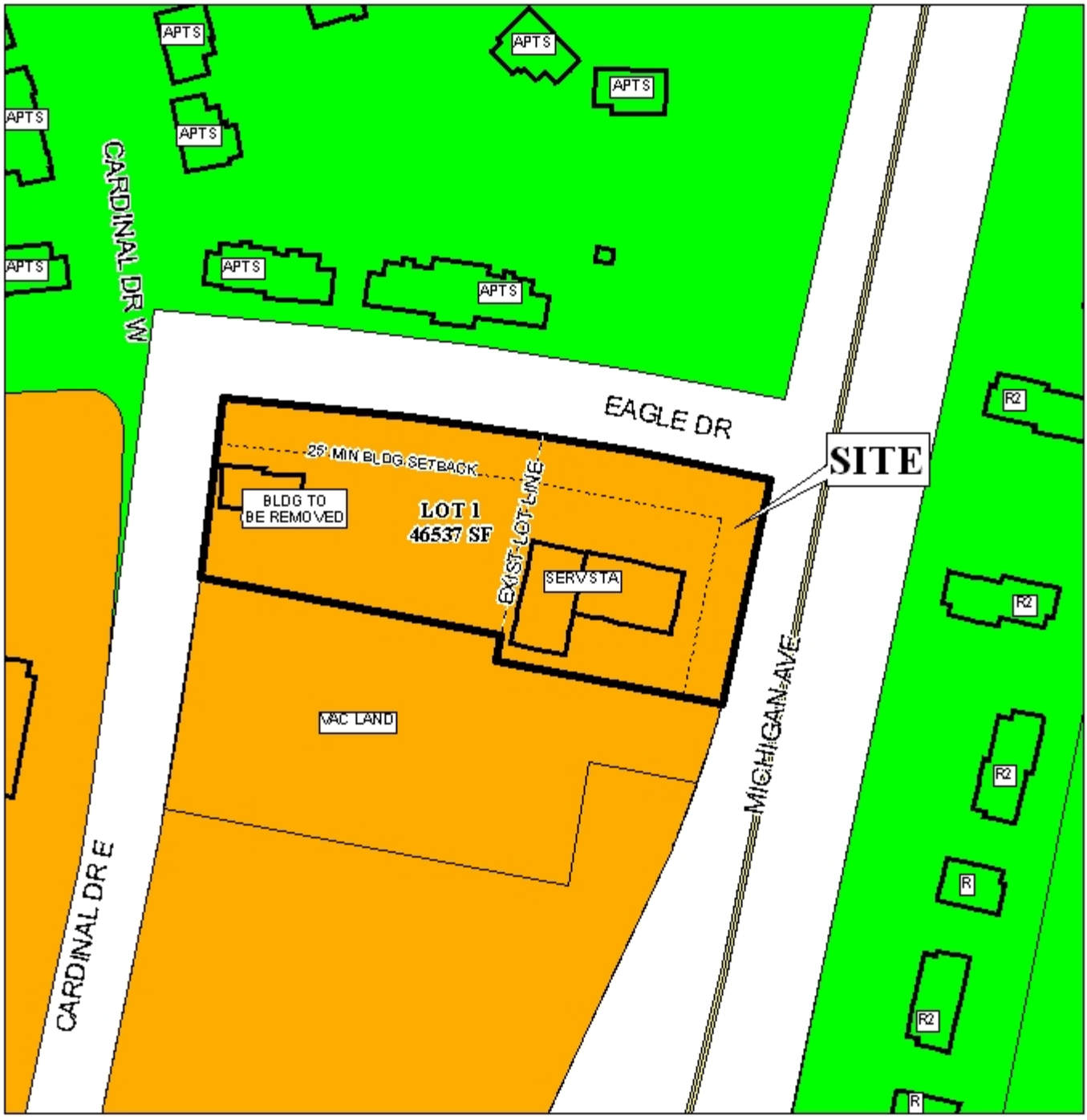
NTS

NASSAR SUBDIVISION



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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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