

SAMUEL RUSS SUBDIVISION

Engineering Comments: No storm water can be concentrated on adjacent property without release agreement. All storm water must tie to City of Mobile storm drainage system. It is the responsibility of the applicant to determine if the drainage way accepts public water; if it accepts public water, provide drainage easement. 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 only water services available.

The plat illustrates the proposed 7.8± acre, one lot subdivision, which is located on the east side of Grider Road, 280'± south of Rose Hill Lane, in City Council district 7. The subdivision is served by city water and individual septic tanks.

The purpose of this application is to create a legal lot of record out of a metes and bounds parcel. The adjacent property owners do not wish to be included in the subdivision.

The site fronts Grider Road, which has a 60' R/W, compliant with the Major Street Plan. Therefore, no right-of-way dedication is required.

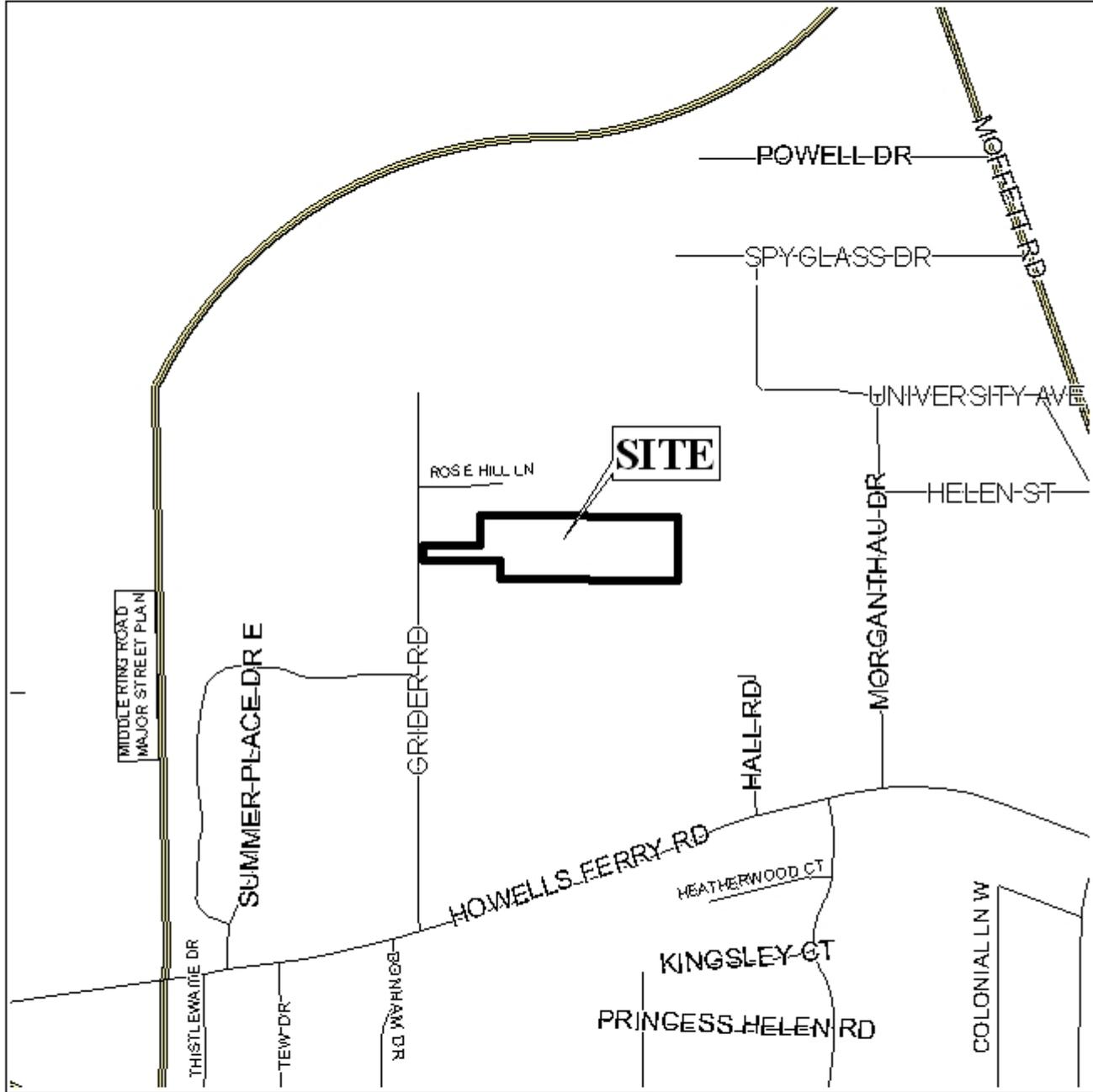
Since the site has approx. 80 linear feet of frontage along Grider Road, a note should be placed on the final plat stating that the site is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The submitted preliminary plat shows neither lot square footage nor contour lines. Furthermore, a branch of Clear Creek runs through the center of the property, which suggests wetlands in the area, though not contained in the National Wetland Inventory.

Based on the preceding, the plat meets the requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

1. No future re-subdivision of the property will be approved unless road construction is provided.
2. labeling of the lot with its size in square feet, or the provision of a table on the final plat with the same information;
3. depiction of contour lines on the plat
4. placement of a note on the final plat stating that the site is limited to one curb, with the size, location, and design to be approved by Traffic Engineering, and conform to AASHTO standards; and
5. subject to the Engineering Comments (*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 10 DATE September 20, 2007

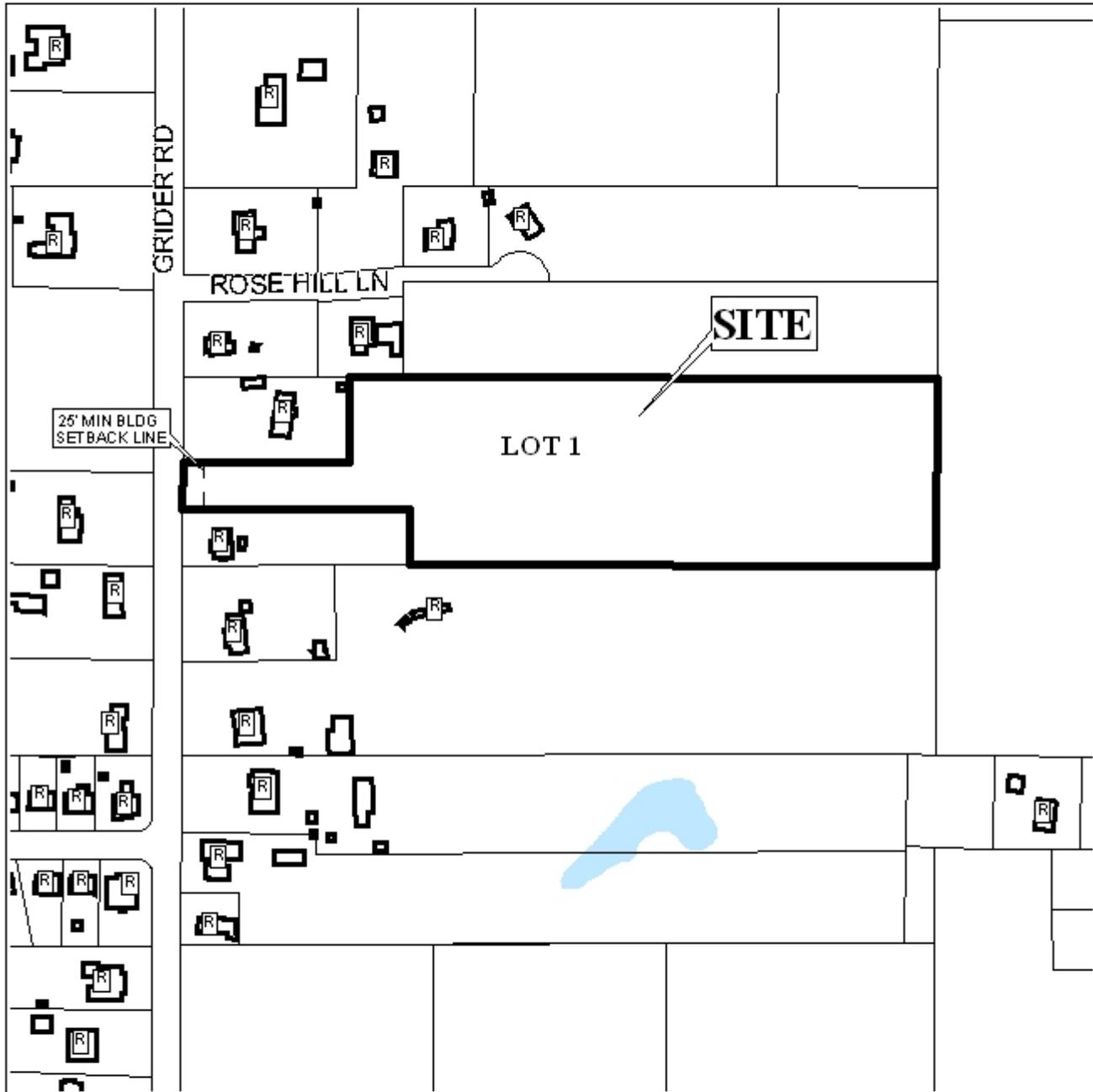
APPLICANT Samuel Russ Subdivision

REQUEST Subdivision



NTS

SAMUEL RUSS SUBDIVISION



APPLICATION NUMBER 10 DATE September 20, 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



NTS