

LAUGHLIN INDUSTRIAL PARK SUBDIVISION, **RESUBDIVISION OF LOTS 9-11**

Engineering Comments: Must comply with all storm water and flood control ordinances. Any increase in impervious area in excess of 4,000 square feet will require detention. Any work performed in the right of way will require a right of way permit. Drainage from any dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

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.

The plat illustrates the proposed 2 lot, 5.7 acre \pm subdivision which is located on the South side of Laughlin Drive South at the South terminus of Laughlin Drive., and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to divide an existing legal lot of record between two legal lots of record in the same subdivision, Laughlin Industrial Park Subdivision, which was approved by the Planning Commission on May 15, 2008.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area sizes and 25-foot minimum building setback line are depicted on the plat in square feet, and this should be retained on the Final Plat, if approved.

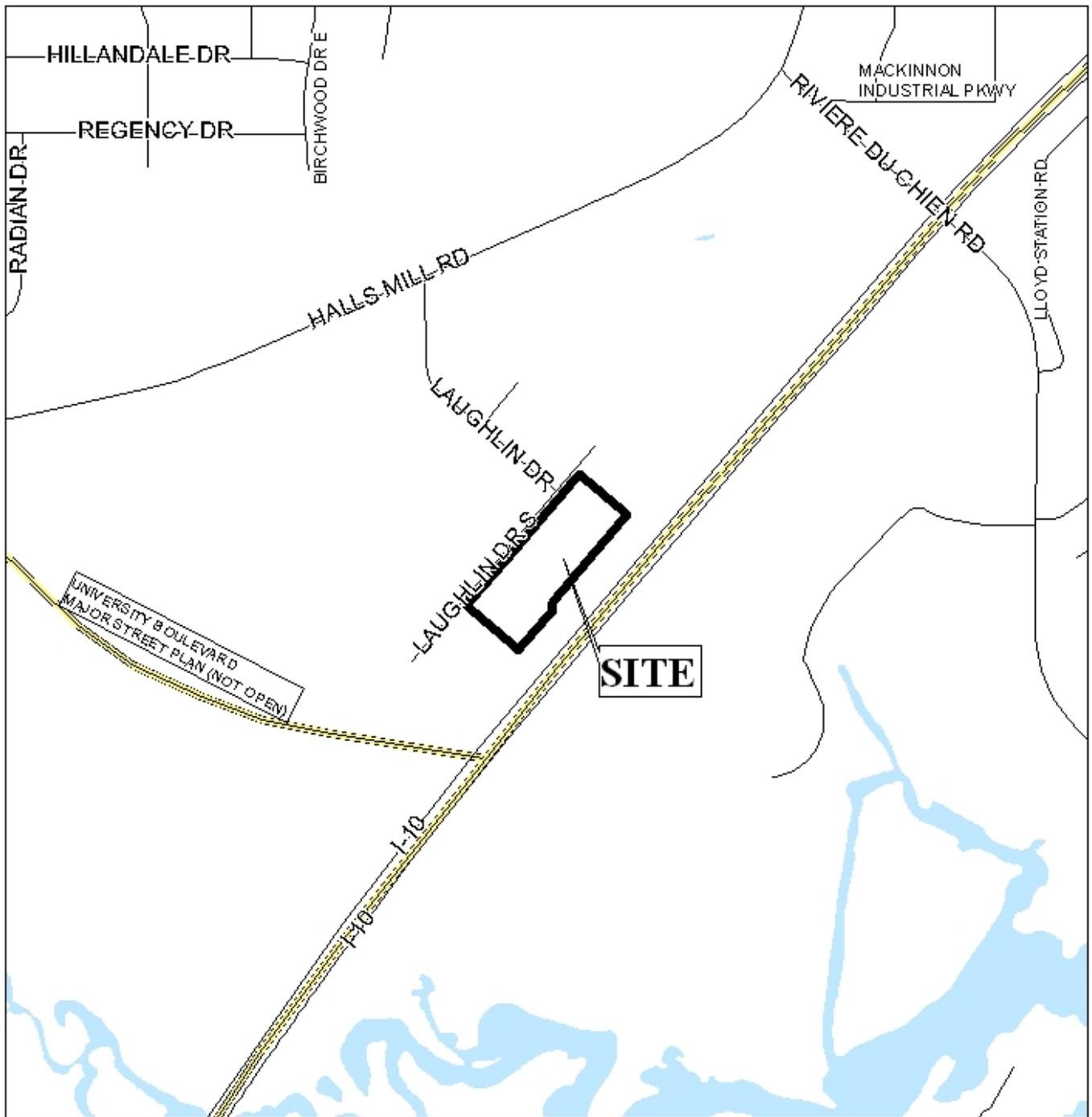
The lots front Laughlin Drive South to the North and Interstate 10 to the South. Laughlin Drive South is a minor street provided with curb and gutter, and the plat depicts it with an adequate 50-foot right-of-way. No further dedication should be required. Should the application be approved, Lot A should be limited to one curb cut and Lot B should be limited to two curb cuts, with the size, design, and exact location of all curb cuts 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, this application is recommended for tentative approval subject to the following conditions:

- 1) retention of minimum building setback line and lot area sizes, in square feet, on the Final Plat;
- 2) placement of a note on the Final Plat stating that Lot A is limited to one curb cut and Lot B is limited to two curb cuts, with the size, design, and exact location of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and
- 3) placement of a note on the Final Plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

LOCATOR MAP



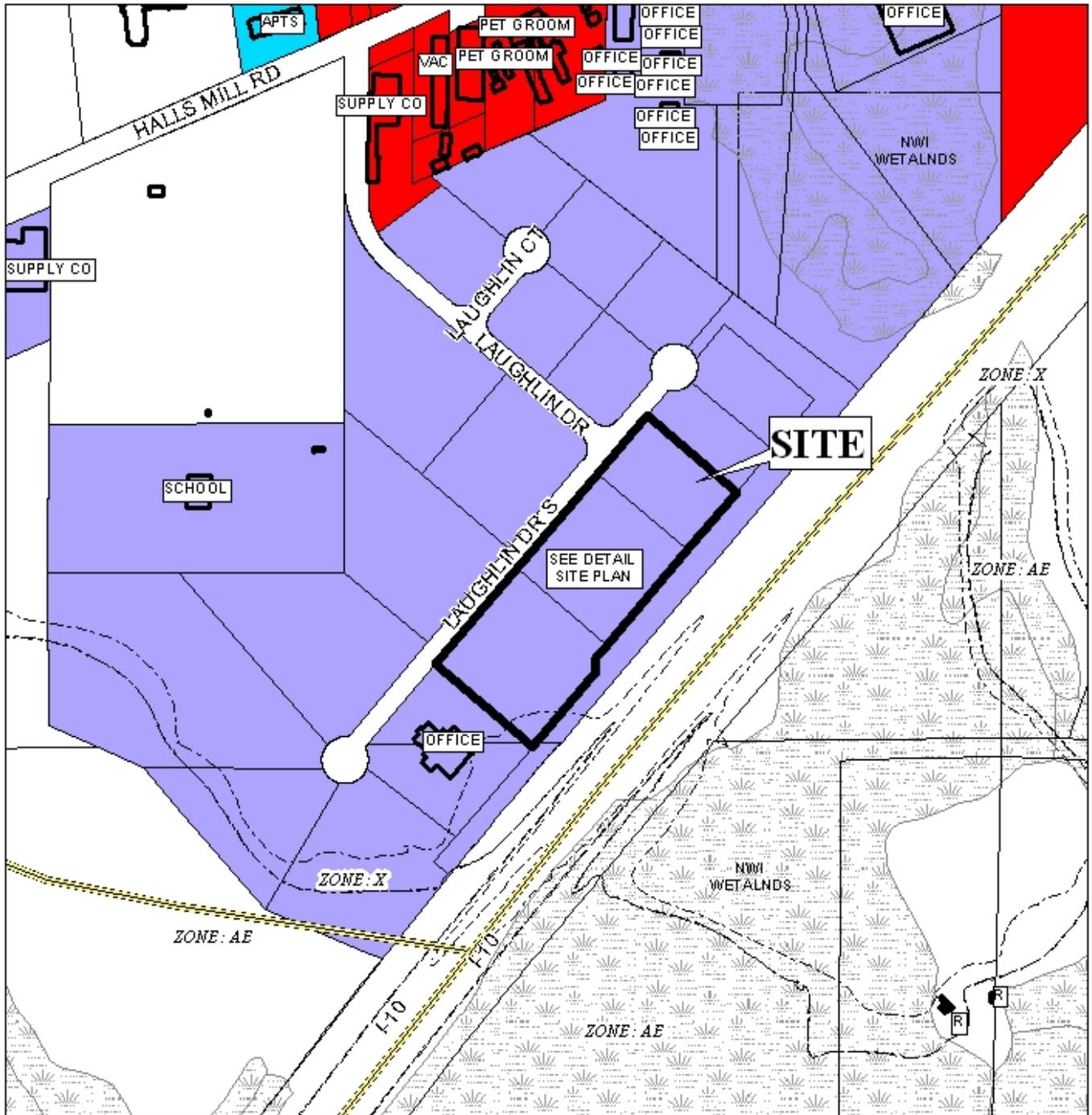
APPLICATION NUMBER 14 DATE June 16, 2011

APPLICANT Laughlin Industrial Park Subdivision, Resubdivision of Lots 9-11

REQUEST Subdivision



LAUGHLIN INDUSTRIAL PARK SUBDIVISION, RESUBDIVISION OF LOTS 9-11



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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



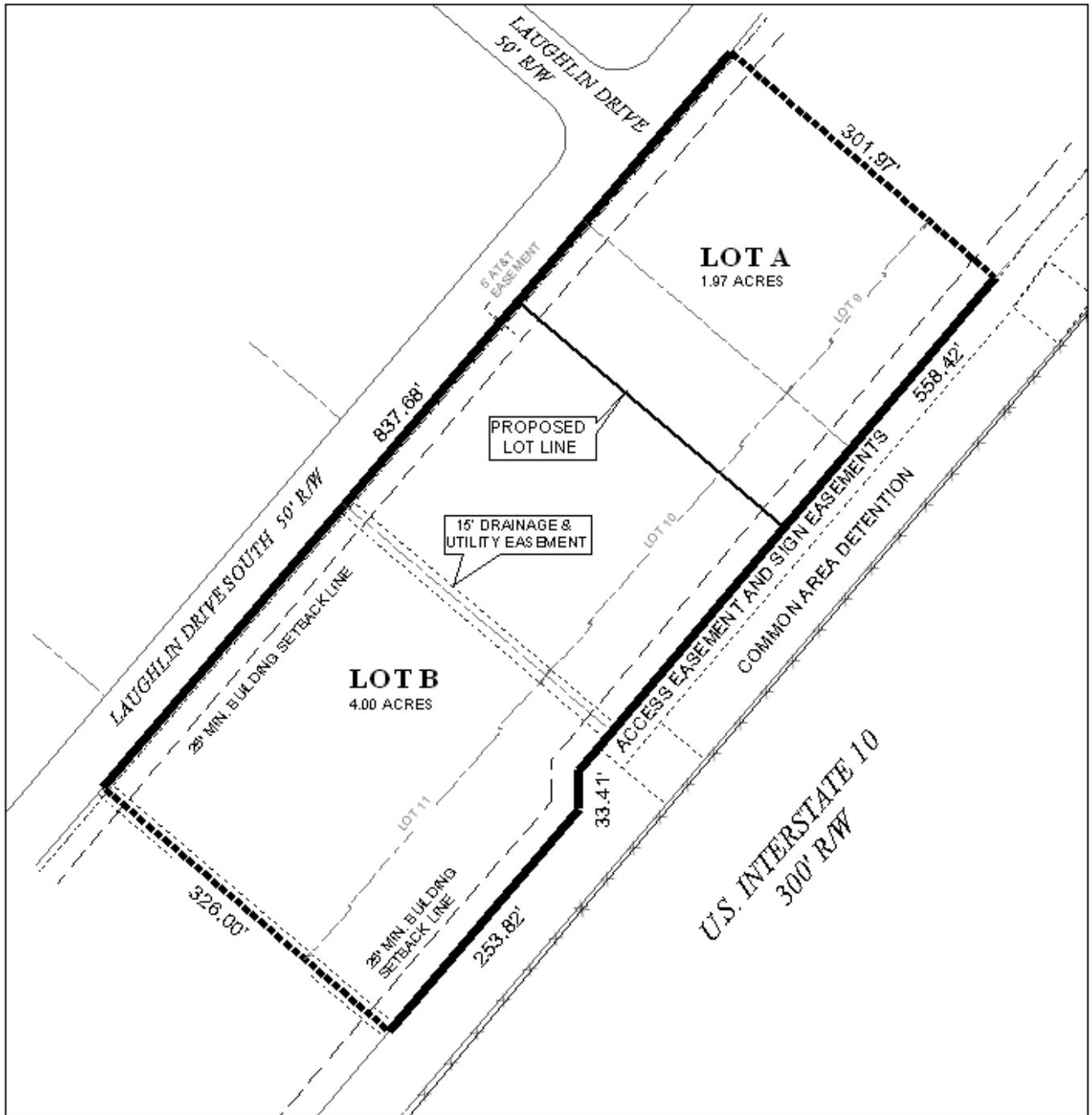
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DETAIL SITE PLAN



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