

FISHER TRACT SUBDIVISION, RESUBDIVISION OF THE NORTH 60 FEET OF LOTS 17 & 18, BLOCK 19

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Northwest corner of LOT 1.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- E. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

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 2015-116 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

The plat illustrates the proposed 0.1± acre, 1-lot subdivision which is located on the Southeast corner of Hickory Street and Pecan Street, and is in Council District 2. The applicant states that the subdivision is served by both public water and sanitary sewer. The purpose of this application is to create one legal lot of record from a single metes-and-bounds parcel.

The site has frontages onto Hickory Street and Pecan Street, both minor streets with curb and gutter. Both roads are illustrated as having existing compliant 50' rights-of-way, making no

dedications necessary. However, dedication of the corner radii at Hickory Street and Pecan Street per Section V.D.6. of the Subdivision Regulations should be required.

The site received approval at the Board of Zoning Adjustment's April 4, 2016 meeting for reduced setbacks along the street frontages; a 12.5' setback along Hickory Street and a 10' setback along Pecan Street. These reduced setbacks are illustrated on the preliminary plat, and are subject to the applicant completing the Subdivision application at hand. The 25-foot minimum building setback line, required in Section V.D.9., is not shown on the preliminary plat due to the aforementioned variance, therefore a waiver of Section V.D.9. of the Subdivision Regulations would be appropriate.

The proposed lot size is provided in square feet, and would not meet the minimum required lot size of 7,200 square feet in Section V.D.2. of the Subdivision Regulations. However, the site is in an older part of the City of Mobile, and there are several sub-standard lots in the area that have been previously approved by the Planning Commission, making a waiver of Section V.D.2. of the Subdivision Regulations appropriate.

Based upon the preceding, subject to a waiver of Section V.D.2. of the Subdivision Regulations, the request is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the 12.5' minimum building setback line along Hickory Street;
- 2) retention of the 10' minimum building setback line along Pecan Street;
- 3) dedication of the corner radii at Hickory Street and Pecan Street per Section V.D.6. of the Subdivision Regulations;
- 4) revision of the lot size in square feet and acres, adjusted for dedication;
- 5) full compliance with the Traffic Engineering comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 6) full compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Northwest corner of LOT 1. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. E. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. F. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);

- 7) compliance with Fire Department comments (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code); and
- 8) compliance with 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 2015-116 and City Code Chapters 57 and 64).*).

LOCATOR MAP



APPLICATION NUMBER 3 DATE May 19, 2016

APPLICANT Fisher Tract Subdivision, Resubdivision of the North 60 Feet of Lots 17 & 18, Block 19

REQUEST Subdivision



NTS

FISHER TRACT SUBDIVISION, RESUBDIVISION OF THE NORTH 60 FEET OF LOTS 17 & 18, BLOCK 19



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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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