

IVAR KARISSON SUBDIVISION

Engineering Comments: Must comply with all storm water and flood control ordinances. Add a note to the plat that detention must be provided and a land disturbance permit will be required for any cumulative increase in impervious area added to the site in excess of 4000 square feet. 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, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System 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 lot / 0.5 \pm acre subdivision which is located on the North side of Hamilton Boulevard, 100' \pm East of the CSX Railroad Right-of-Way, and is in Council District 4. The applicant states that the subdivision is served by both public water and individual septic tank.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel.

The site fronts Hamilton Boulevard, a proposed major street, with 80' of right-of-way. As a proposed major street, the Major Street Component of the Comprehensive Plan requires a 100' of right-of-way. Therefore, dedication should be required to provide 50' from the centerline.

The subdivision has approximately 144' of frontage along Hamilton Boulevard. As a means of access management, a note should be placed on the final plat stating that the subdivision is limited to the two existing curb cuts to Hamilton Boulevard.

The proposed lot size is indicated on the plat in square feet, and should be retained on the final plat, if approved.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the final plat, if approved.

The plat does not meet the minimum size requirement for developments with access to public water and individual septic tank. Section V.D.2 of the Subdivision Regulations requires that the minimum dimensions for a lot served by public water and individual septic tank shall be at least 15,000 square feet. The proposed lot is 14,373 square feet and dedication of right-of-way will further reduce the lot size: the provision of public water and sewer will be required for a proposed lot size of less than 15,000 square feet.

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.

This application is recommended for denial for the following reasons:

- 1) The lot size does not comply with Section V.D.2 of the Subdivision Regulations.

Revised for the November 19th meeting:

This application was held over at the November 5th meeting to allow the applicant time to address the following items:

- 1) The applicant shall provide a letter from MAWSS certifying the availability of service to the Planning Section of Urban Development by end of day, November 12th.*

The applicant has submitted a letter from MAWSS certifying the availability of service to comply with Section V.D.2 of the Subdivision Regulations.

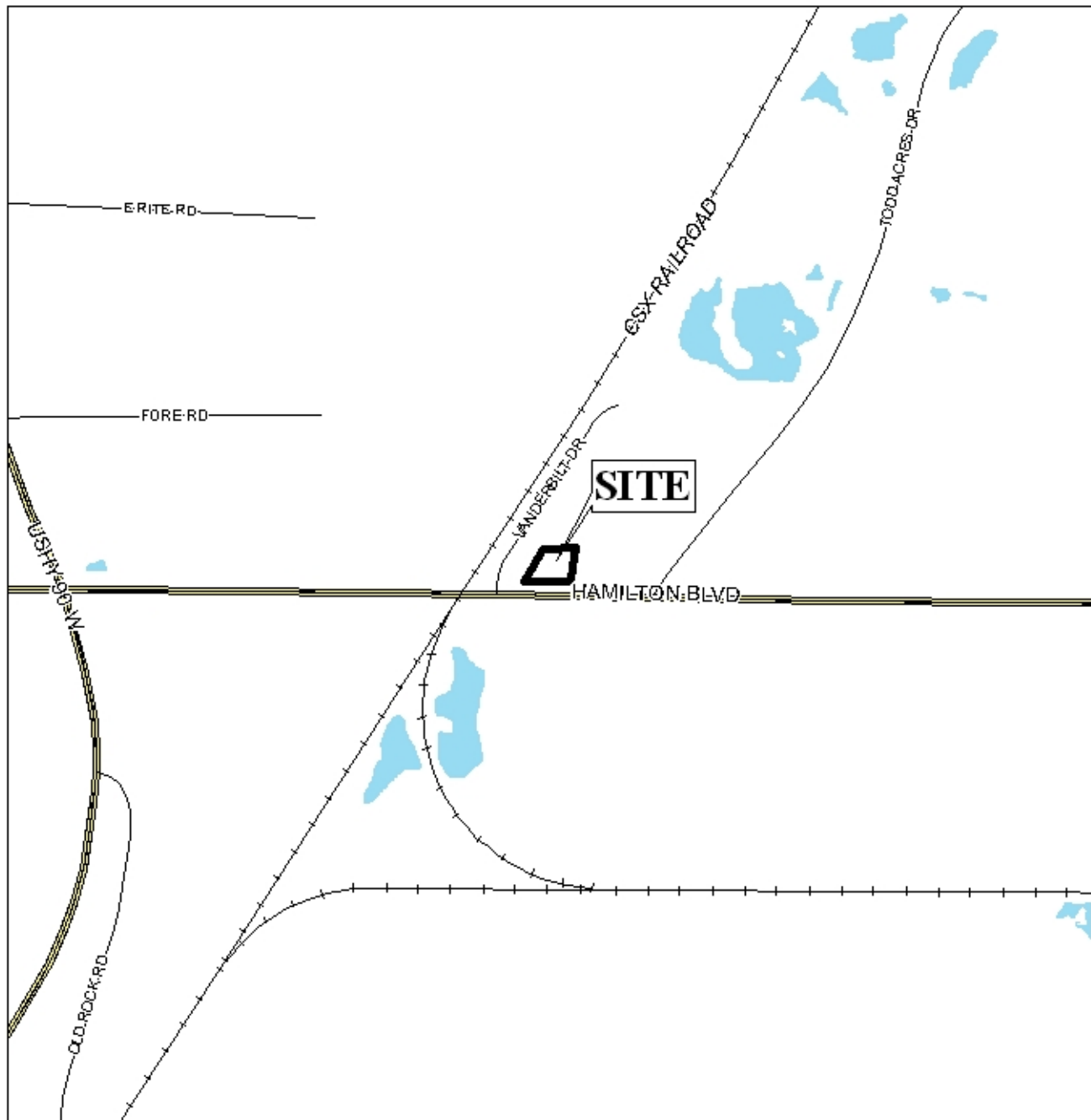
RECOMMENDATION

Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Connection of the site to public water and sanitary sewer;*
- 2) Dedication of right-of-way sufficient to provide 50-feet of right-of-way, as measured from the centerline of Hamilton Boulevard;*
- 3) Revision of the lot size on the site plan to reflect required dedication or provision of a table on the plat with the same information;*
- 4) Retention of the 25-foot setback line along Hamilton Boulevard;*
- 5) 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;*

- 6) *Placement of a note on the Final Plat stating that the development is limited to the two existing curb-cuts along Hamilton Boulevard with size, design and location to be approved by Traffic Engineering, and should comply with AASHTO standards; and*
- 7) *Full compliance with all municipal codes and ordinances.*

LOCATOR MAP



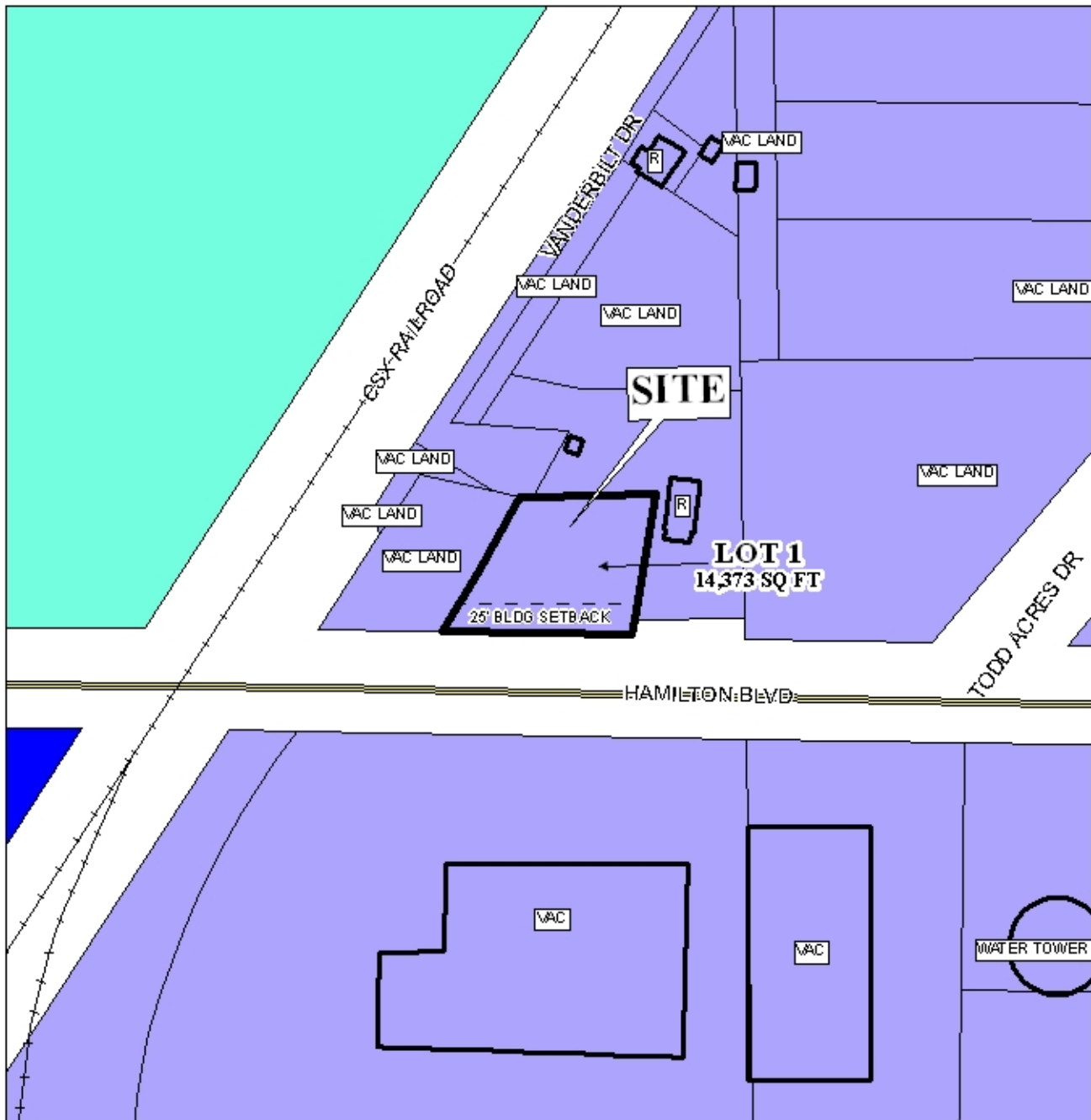
APPLICATION NUMBER 3 DATE November 19, 2009

APPLICANT Ivar Karisson Subdivision

REQUEST Subdivision



IVAR KARISSON SUBDIVISION



APPLICATION NUMBER 3 DATE November 19, 2009

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

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IVAR KARISSON SUBDIVISION



APPLICATION NUMBER 3 DATE November 19, 2009

