

FRAZIER-SUFFICH SUBDIVISION

Engineering Comments: A 4' wide sidewalk needs to be constructed per City of Mobile (C.O.M.) standards along the subdivision frontage on Upham Street and Frazier Court unless a sidewalk waiver is applied for and approved. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Any and all proposed development within the property will need to be in conformance with the Storm Water Management and Flood Control Ordinance. According to the City of Mobile's 1984 Aerial photograph, there is impervious area that can be claimed as historical credit for the determination of the need for detention on Lot B. Detention will be required on Lot B for any future development that increases the impervious area on Lot B in excess of 4,000 square feet. Detention will be required on Lot A for any future construction. An appropriate note shall be added to the plat prior to recording. Any existing utility or drainage lines within the existing drainage and utility easement will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat.

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 sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 0.9± acre, 2-lot subdivision which is located on the West side of Upham Street, 415'± North of Old Shell Road extending to the East side of Frazier Court, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from three legal lots of record. The lot sizes are labeled, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot sizes should be retained in square feet and acres on the Final Plat, if approved.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled along all rights-of-way on the preliminary plat, and should be retained on the Final Plat, if approved.

The site fronts Upham Street, a minor street with curb and gutter, with a right-of-way width of 40 feet. According to Section V.B.14. of the Subdivision Regulations, streets with curb and gutter should have a right-of-way width of 50 feet, making a dedication to provide 25 feet from the centerline necessary. The site also fronts a Frazer Court, a closed-end street with a compliant right-of-way of 50 feet, making no dedications necessary.

As illustrated on the preliminary plat, Lot B has a garage located approximately 6' from the proposed lot line, where Section 64-3.C.1. of the Zoning Ordinance requires a minimum rear yard setback of 8'. If approved, the interior lot line between Lots A and B should be relocated to provide 8' from the garage to come into compliance with the Zoning Ordinance.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that Lot A is limited to one curb-cut to Frazer Court, and Lot B is limited to one curb-cut to Upham Street, with the size, location and design 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.

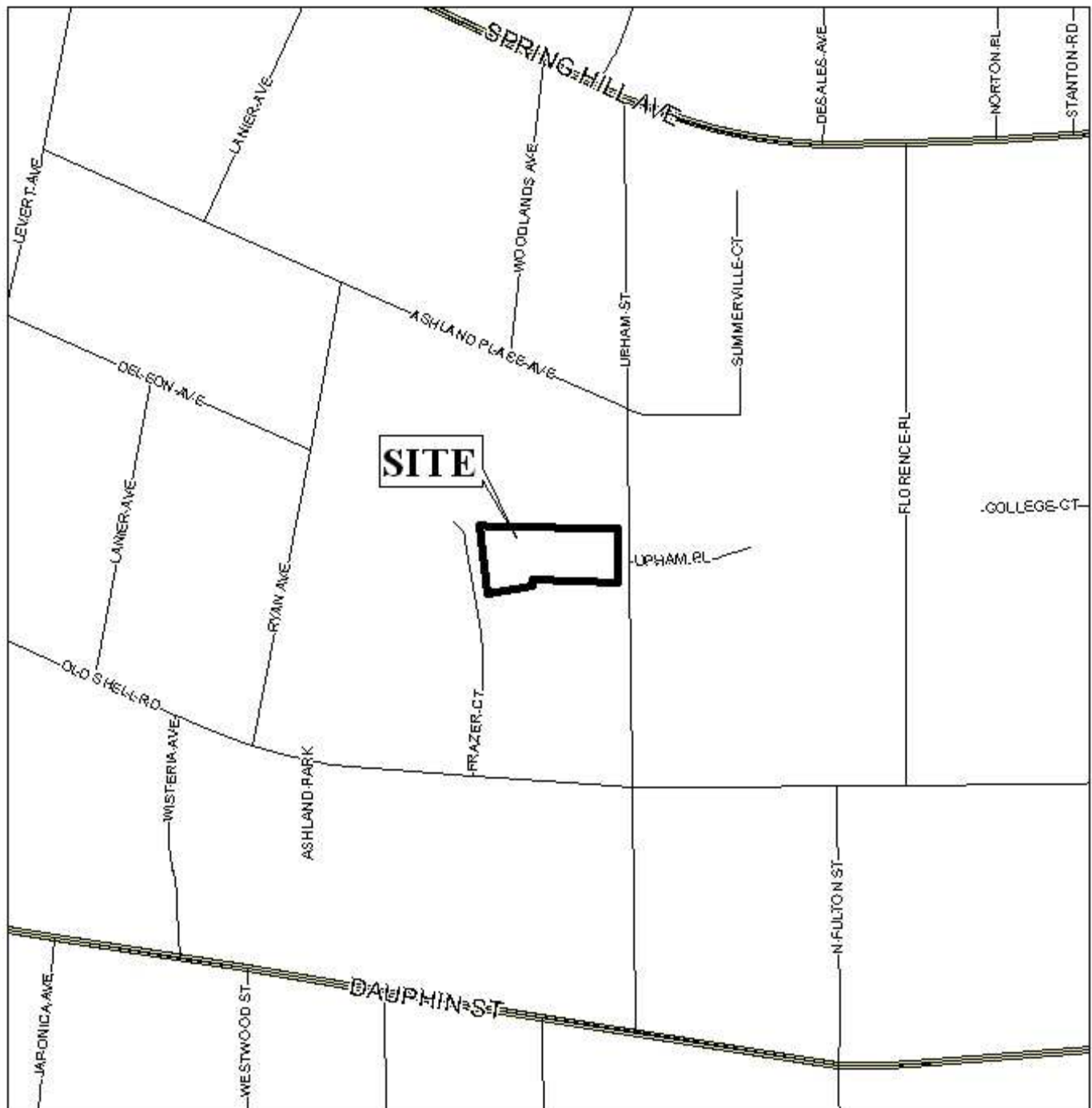
Based upon the preceding, the application is recommended for tentative approval subject to the following conditions:

- 1) relocating the interior lot line to 8' away from the existing garage on Lot B;
- 2) dedication to provide 25' from the centerline of Upham Street to the City of Mobile;
- 3) retention of the 25-foot minimum building setback line along all right-of-way frontages;
- 4) labeling of the lot with its size in square feet and acres, or placement of a table on the plat with the same information;
- 5) compliance with Engineering comments (*A 4' wide sidewalk needs to be constructed per City of Mobile (C.O.M.) standards along the subdivision frontage on Upham Street and Frazier Court unless a sidewalk waiver is applied for and approved. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances. Any and all proposed development within the property will need to be in conformance with the Storm Water Management and Flood Control Ordinance. According to the City of Mobile's 1984 Aerial photograph, there is impervious area that can be claimed as historical credit for the determination of the need for detention on Lot B. Detention will be required on Lot B for any future development that increases the impervious area on Lot B in excess of 4,000 square feet. Detention will be required on Lot A for any future construction. An appropriate note shall be added to*

the plat prior to recording. Any existing utility or drainage lines within the existing drainage and utility easement will need to be relocated within new or existing easements, as approved by the City Engineer, prior to recording the plat.);

- 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 limiting Lot A to one curb-cut to Frazer Court and Lot B to one curb-cut to Upham Street, with the size, design, and location of all curb-cuts 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 April 19, 2012
APPLICANT Frazer-Suffich Subdivision
REQUEST Subdivision



FRAZER-SUFFICH SUBDIVISION



APPLICATION NUMBER 8 DATE April 19, 2012

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



FRAZER-SUFFICH SUBDIVISION

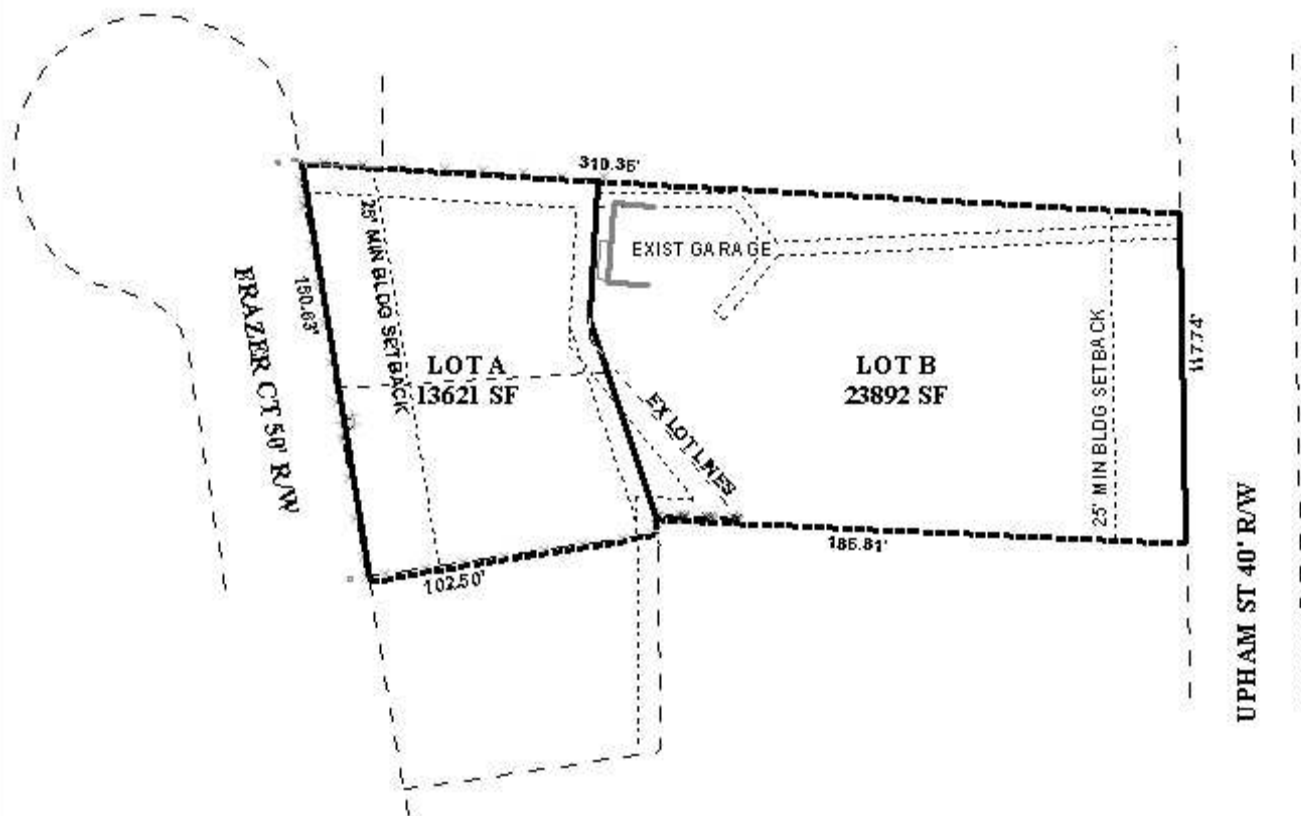


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NTS

DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE April 19, 2012
APPLICANT Frazer-Suffich Subdivision
REQUEST Subdivision

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