

## **MAC BUSINESS PARK SUBDIVISION**

Engineering Comments: The following comments should be addressed prior to 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).
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 78) the Lot will receive historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate amount with City Engineering Department with submittal of the Land Disturbance Permit application.
- D. Dedication of the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the west and east side of Mac Dr. where it connects to Hamilton Blvd.
- E. Dedication of a cul-de-sac or adequate turnaround (as approved by the City Engineer, Traffic Engineer, and Fire Dept.) at the south end of Mac Drive.
- F. The proposed private road should be constructed in accordance with current Engineering Department policy letters and design criteria. This would allow the potential for future acceptance of the roadway (and dedicated ROW) by the City
- G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Traffic Engineer and City Engineer.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- J. According to the NWI map a potential for wetlands exist on this parcel. Show the location of the delineated wetlands or submit a letter from a registered wetland delineator or PE stating that there are no wetlands present.
- K. Portions of Hamilton Blvd are also maintained by ALDOT. Contact ALDOT and City of Mobile Engineering Dept. during design phase for ROW requirements.

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:

No comment.

The plat illustrates the proposed 1 lot, 6.8 ± acre subdivision which is located on the South side of Hamilton Boulevard, 0.5 ± miles East of Rangeline Road, and is in Council District 4. The applicant states that the subdivision is served by public water and individual septic tanks.

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

The site fronts Hamilton Boulevard which is shown as a major street on the Major Street Plan component of the Comprehensive Plan. The preliminary plat does not illustrate a right-of-way width; however, a 100' right-of-way is required. The plat should be revised to illustrate a 50' right-of-way from centerline of Hamilton Boulevard. The plat also depicts a private road named MAC Drive that will be utilized by the proposed parcel A, connecting the parcel to Hamilton Boulevard. The preliminary plat depicts MAC Drive with a 60' right-of-way thus no additional dedication would be required.

As a proposed private street development with the city, an additional application for Planned Unit Development review will be required. Furthermore, private streets must be constructed to the minimum standards within Section VIII.E.2.c. of the Subdivision Regulations.

The 25-foot minimum building setback line, required in Section V.D.9., is not illustrated on the plat. Revisions should be made to depict the 25' minimum building setback line from the private street on the preliminary plat, and should be retained on the Final Plat, if approved.

The lot is not labeled in acres or square feet. Revisions should be made to depict the lot size in square feet and acres or a table should be furnished providing the same information.

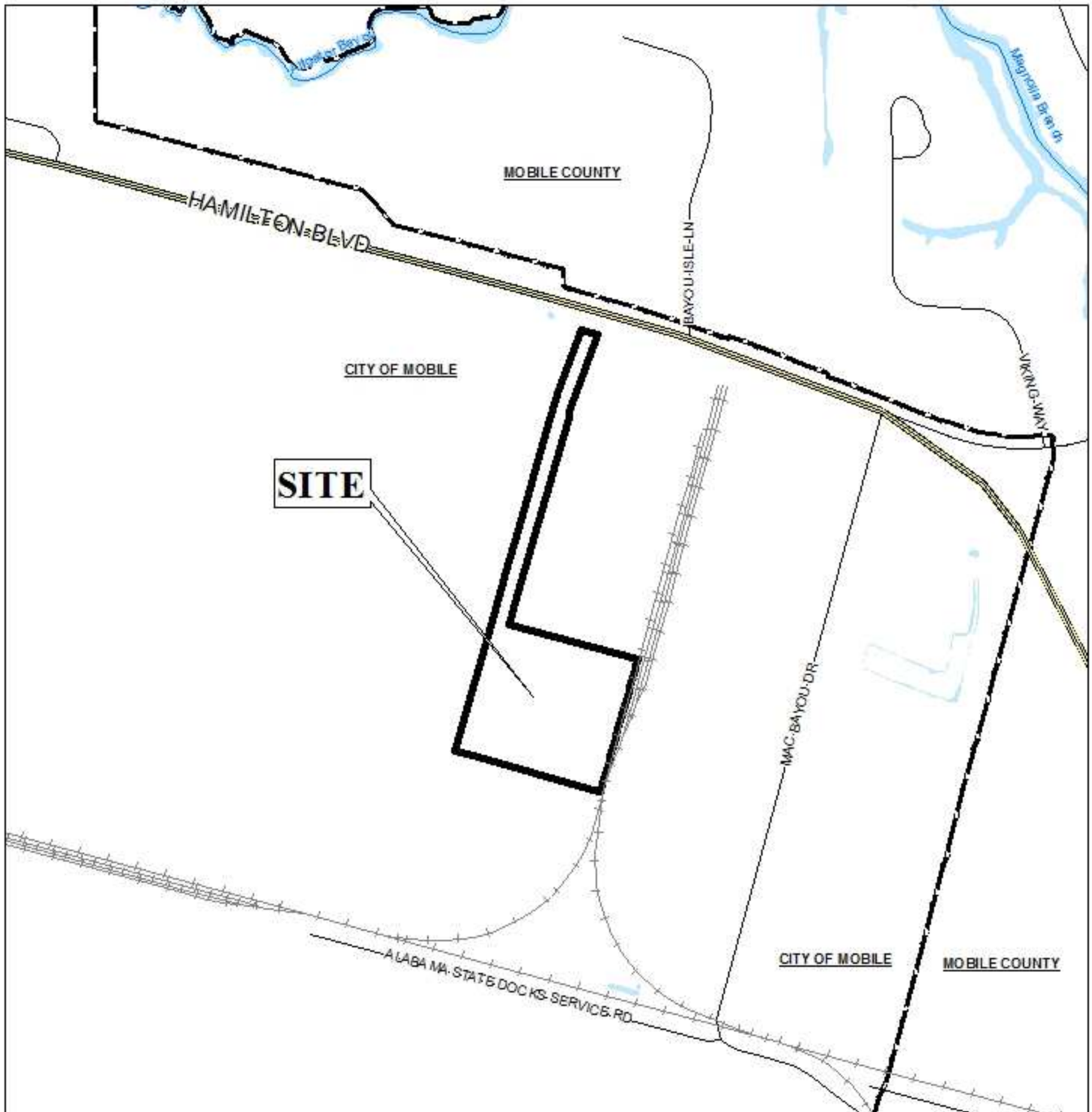
It should be noted this application is for a 1-lot subdivision, however a 2-lot subdivision will be required to include the remaining portion of the metes-and bounds parcel to the northeast of the proposed parcel A. The parcel ending in 3.001 must be included as part of the 2-lot subdivision that will be created from the other portion of the parcel ending in 1.001, which will be enclosed by the proposed subdivision. Additional property not included in the 2-lot subdivision can be labeled as "Future Development". The application should be recommended for holdover to allow a revised subdivision application to be submitted, along with a PUD application. Additional labels and postages fees will be required.

It should also be pointed out that no justification was provided for the construction of a private street, nor was a turn-around indicated, within the development that complies with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile. The plat should be revised to depict any additional right-of-way required for the turn-around, and the PUD site plan should also depict compliance.

Based on the preceding, the application is recommended for Holdover for the March 20, 2014 meeting, with revisions due by Monday, February 27, 2014 to address the following:

- 1) submission of a 2-lot subdivision application to include both parcels ending in 3.001 and 1.001;
- 2) additional lot, labels and postage fees will be required for the additional lot;
- 3) depict additional land not included in subdivision as "Future Development";
- 4) labeling of lot sizes in square feet and acres or a table furnished providing the same information;
- 5) revise plat to depict right-of-way width for Hamilton Boulevard;
- 6) revise plat to illustrate a 50' right-of-way from centerline of Hamilton Boulevard;
- 7) submission of an application for Planned Unit Development for the proposed private street development by February 27, 2014;
- 8) revision to depict a 2009 International Fire Code compliant turn-around; and
- 9) justification for the construction of a private street.

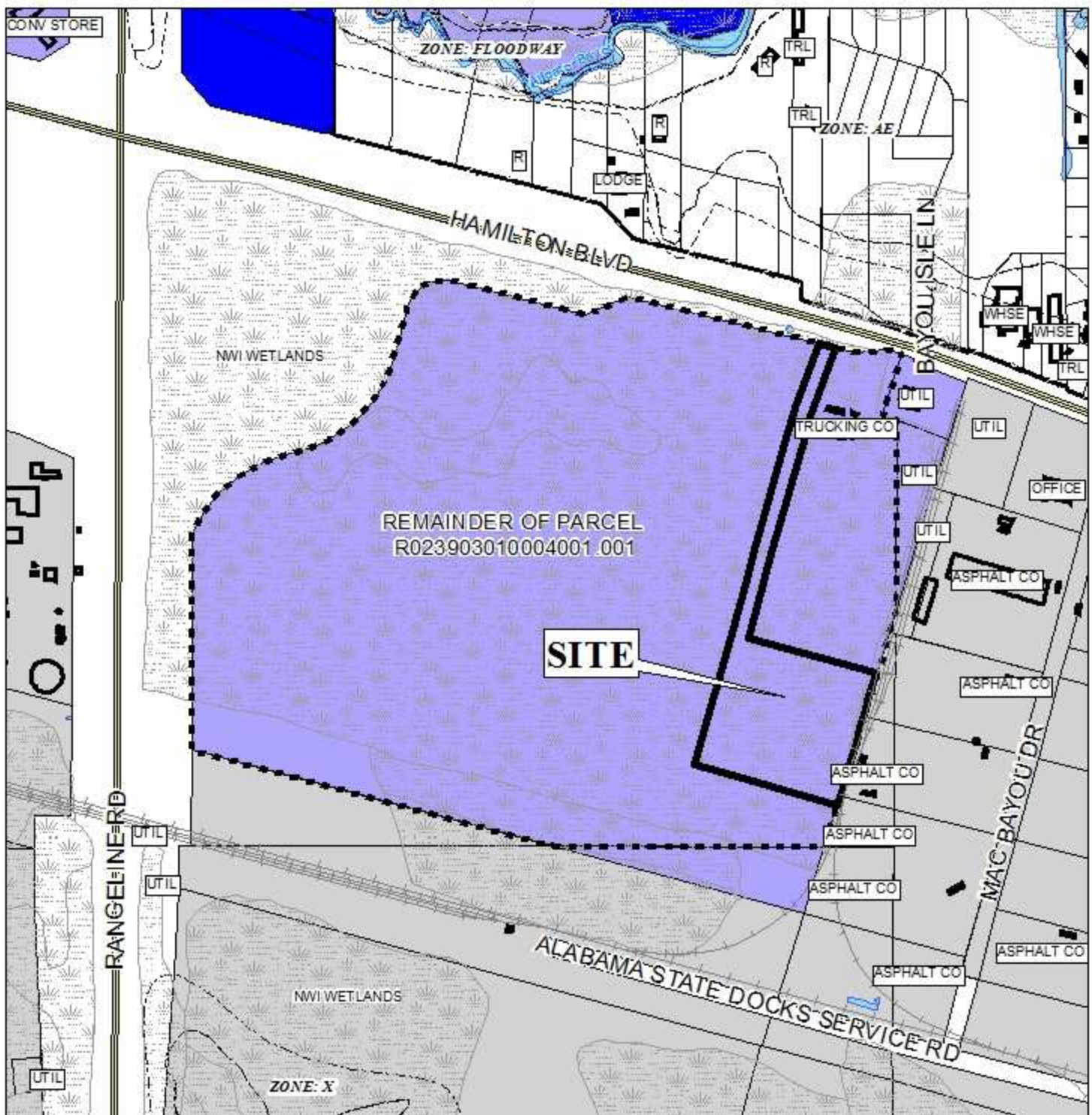
# LOCATOR MAP



APPLICATION NUMBER 8 DATE February 20, 2014  
APPLICANT MAC Business Park Subdivision (A private road Subdivision)  
REQUEST Subdivision



# MAC BUSINESS PARK SUBDIVISION (A PRIVATE ROAD SUBDIVISION)



APPLICATION NUMBER 8 DATE February 20, 2014

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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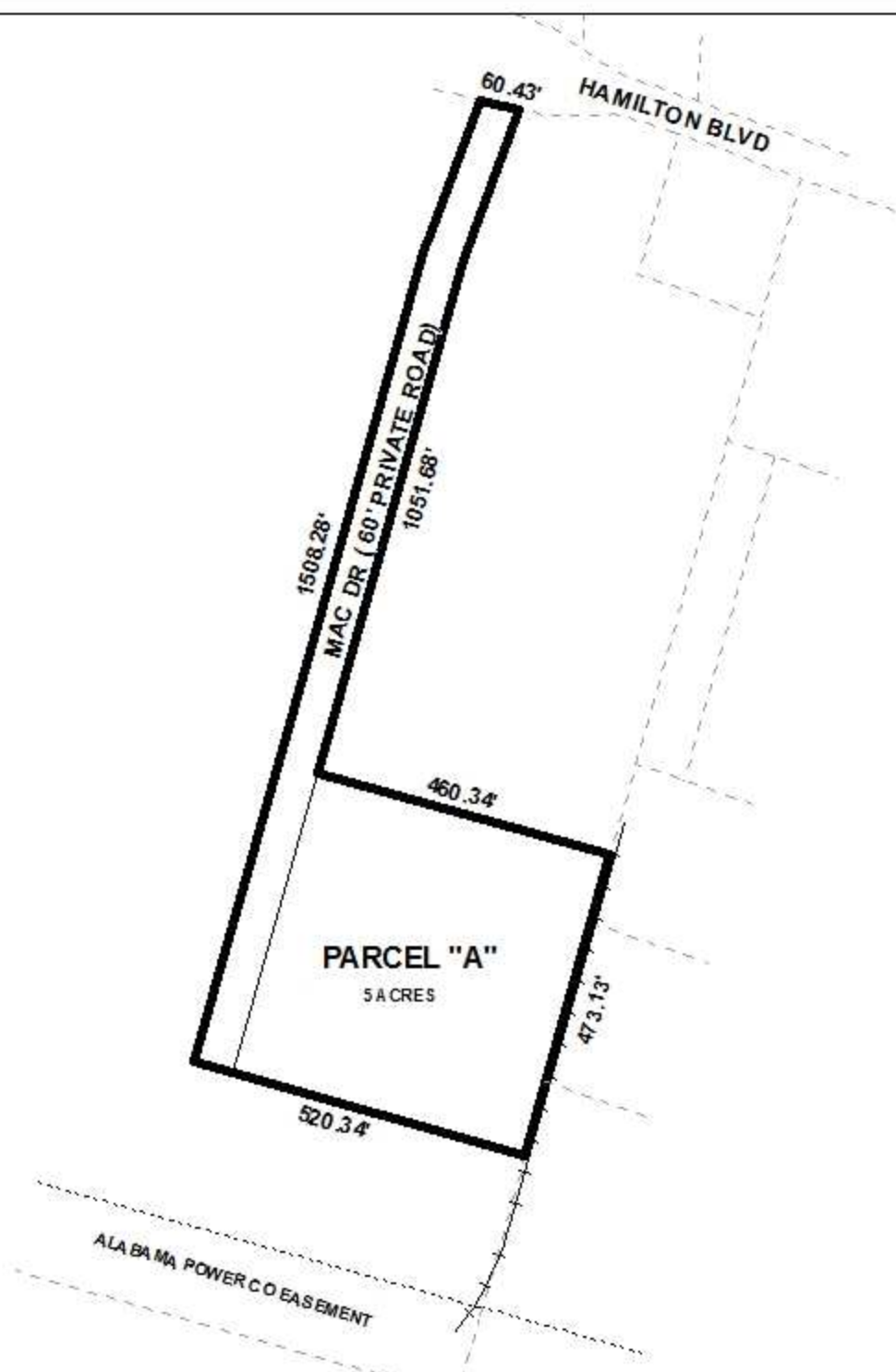
# MAC BUSINESS PARK SUBDIVISION (A PRIVATE ROAD SUBDIVISION)



APPLICATION NUMBER 8 DATE February 20, 2014



## DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE February 20, 2014

APPLICANT MAC Business Park Subdivision (A private road Subdivision)

REQUEST Subdivision

