

## **JOSEPH TEAGUE 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 Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b.) Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). c.) Add a signature block for the Planning Commission and Traffic Engineer. d.) Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; e.) Provide a written legal description for the proposed subdivision and matching bearing and distance labels. f.) show and label each and every Right-Of-Way and easement. g.) Provide and label the monument set or found at each subdivision corner. h.) Provide the Surveyor's Certificate and Signature. i.) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. j.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. k.) Provide a Plat showing and labeling the proposed 2 LOTS subdivision and showing and labeling the entire proposed 5.4 acres. The drawing that was submitted was unclear about the existing and proposed LOTS.

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 comments.

The plat illustrates the proposed 1-lot, 5.4± acre subdivision, which is located on the West side of Bay Shore Avenue, extending to the East side of Mill Street, 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 a legal lot of record from an existing metes-and-bounds parcel. The original parent parcel also contained the adjacent property to the South which should, technically, also be included in this application. However, that property is now under different ownership and is the subject of a separate one-lot Subdivision and Planned Unit Development application. The area of this Subdivision, and the proposed Subdivision and PUD

for the remainder of the parent parcel to the South are listed as 5.4 acres $\pm$  each on the meeting agenda, but that figure is actually less for each of the two sites since the parent parcel was originally approximately 5.4 acres. A large portion of an existing commercial building on this site was demolished earlier this year, with permits.

It should be noted that the preliminary plat submitted for review was drawn in 1995, and some aspects of the property configuration have since changed. Also, the engineer/surveyor, Harper & Garrett Engineering, Inc., is no longer in business. Therefore, if this Subdivision is approved, an engineer/surveyor currently licensed must submit a corrected Final Plat for signing.

The proposed lot, as depicted, meets the minimum size and frontage requirements as regulated by the Subdivision Regulations. The area of the site is depicted on the plat as it was at the time of the survey and indicates approximately 3.5 acres. However, that plat indicates that a portion of vacated Illinois Central Gulf Railroad right-of-way to be contained along the East side of the site along Bay Shore Avenue/Farrell Street. City GIS database information indicates that is not a part of the site and is actually under different ownership. This discrepancy should be cleared prior to signing of the Final Plat. The lot should be labeled with its corrected square footage and acreage on the Final Plat, or a table should be furnished on the Final Plat providing the same information

The proposed lot has frontage on two minor streets, Bay Shore Avenue/Farrell Street with a compliant 50' right-of-way, and on Mill Street with a compliant 60' right-of-way; therefore, no dedication would be required. As a means of access management, and as the lot has over 200' of combined street frontage, a note should be required on the Final Plat stating that the lot is limited to two curb cuts, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. The plat should be revised to illustrate the 25' minimum building setback line along all street frontages.

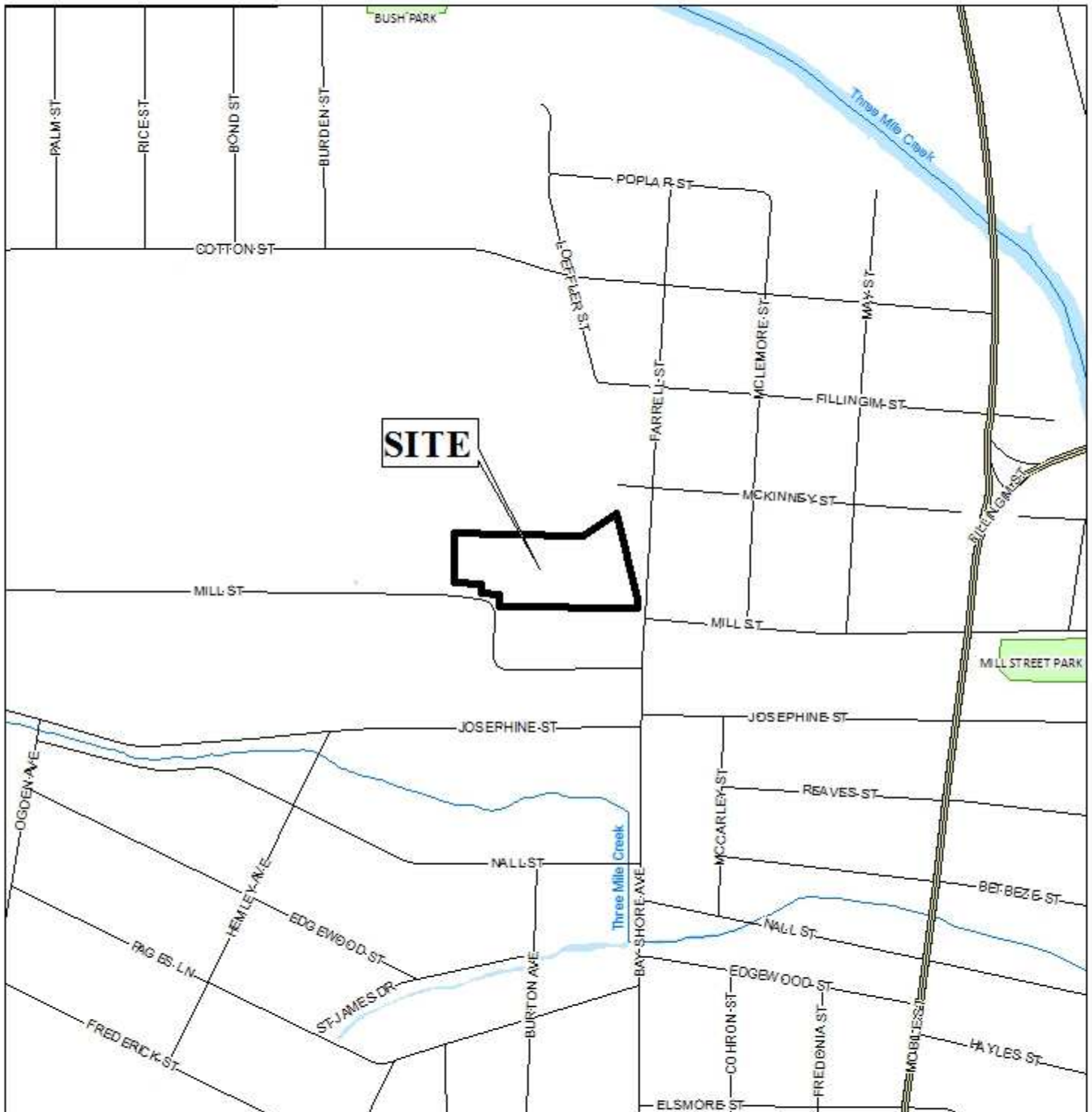
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) preparation of the Final Plat by a currently licensed engineer/surveyor prior to submission for signing;
- 2) revision of the plat to correctly depict the current configuration of the property with the necessary revisions along the East side to depict vacated rights-of-way and/or acquisitions by others;
- 3) revision of the plat to label its size in square feet and acres, or the provision of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that the lot 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;

- 5) revision of the plat to depict the 25' minimum building setback line along all street frontages;
- 6) 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;
- 7) subject to the 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 Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). b.) Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). c.) Add a signature block for the Planning Commission and Traffic Engineer. d.) Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information; e.) Provide a written legal description for the proposed subdivision and matching bearing and distance labels. f.) show and label each and every Right-Of-Way and easement. g.) Provide and label the monument set or found at each subdivision corner. h.) Provide the Surveyor's Certificate and Signature. i.) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. j.) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. k.) Provide a Plat showing and labeling the proposed 2 LOTS subdivision and showing and labeling the entire proposed 5.4 acres. The drawing that was submitted was unclear about the existing and proposed LOTS.];*
- 8) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 9) subject to the 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);*
- 10) subject to the Fire Department comments: *(All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 20029 International Fire code, as adopted by the city of Mobile.); and*
- 11) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



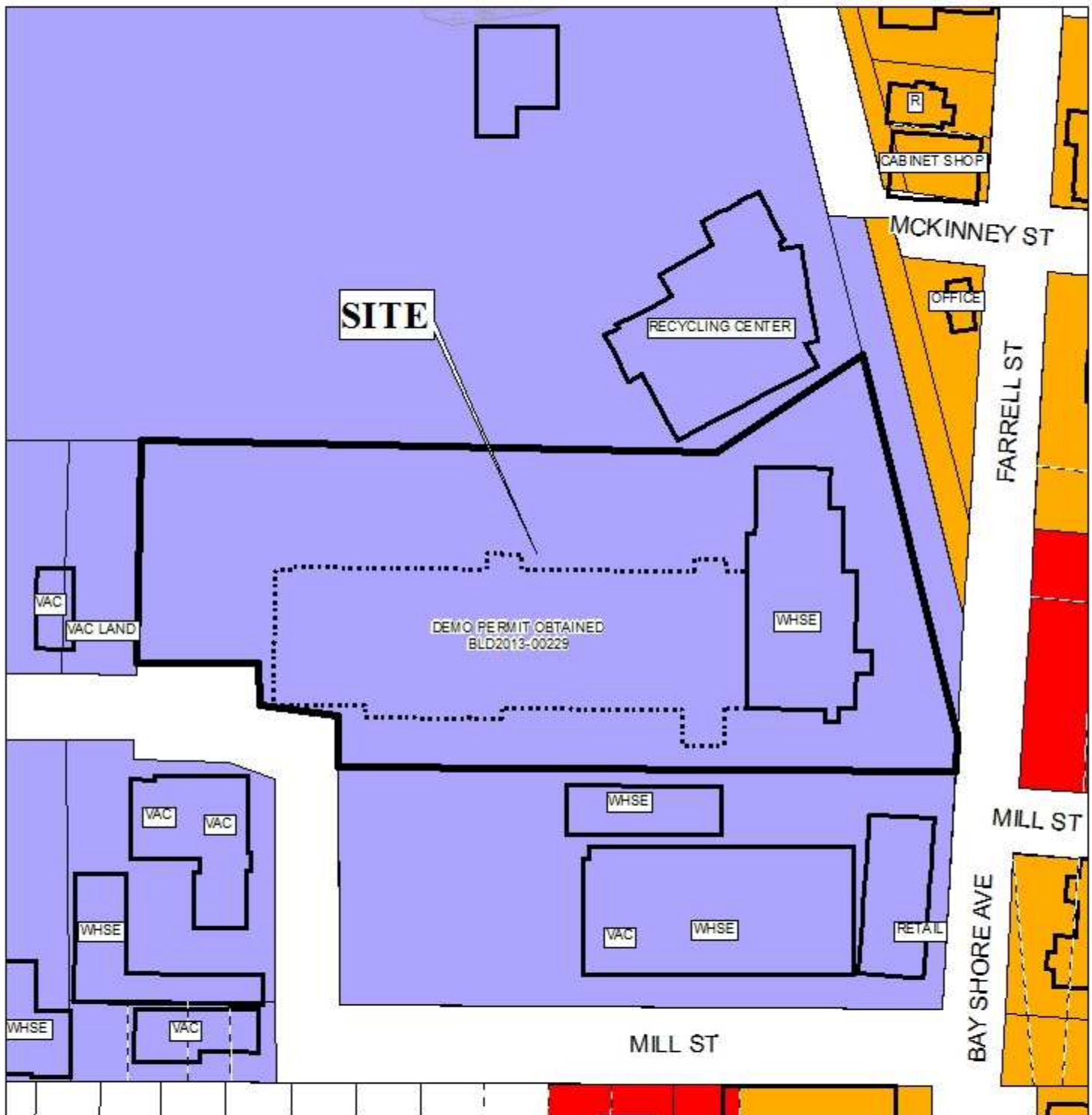
APPLICATION NUMBER 10 DATE October 17, 2013

APPLICANT Joseph Teague Subdivision

REQUEST Subdivision



# JOSEPH TEAGUE SUBDIVISION



APPLICATION NUMBER 10 DATE October 17, 2013

LEGEND

|     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |
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# JOSEPH TEAGUE SUBDIVISION

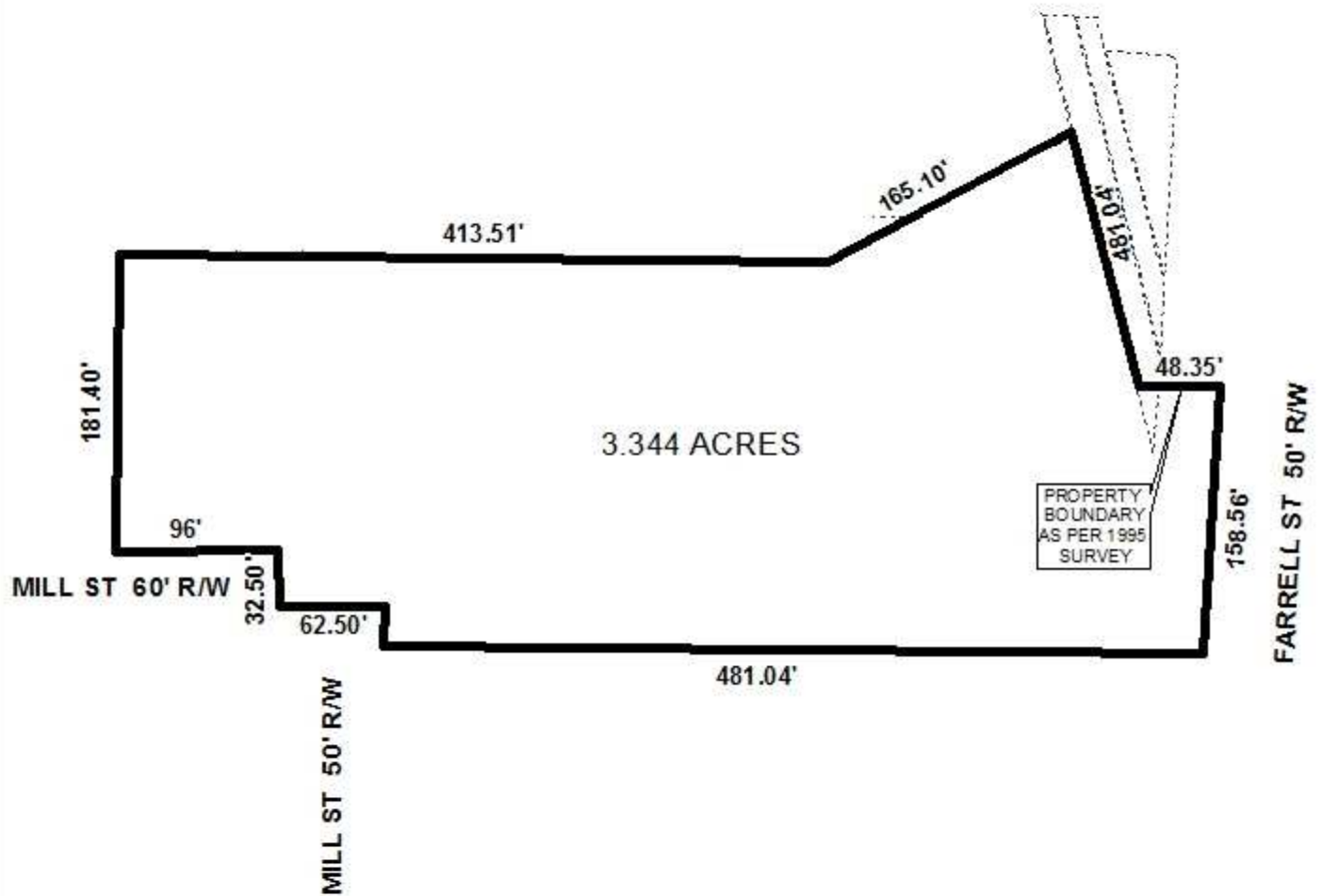


APPLICATION NUMBER 10 DATE October 17, 2013

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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 |



# DETAIL SITE PLAN



APPLICATION NUMBER 10 DATE October 3, 2013

APPLICANT Joseph Teague Subdivision

REQUEST Subdivision

