

HARRIS PLACE SUBDIVISION, RESUBDIVISION OF

LOT 1

Engineering Comments: The following comments should be addressed prior to review, acceptance and signature by the City Engineer:

1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes).
2. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 1 , Ordinance #65-007 & #65-045).
3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, 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 Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).
4. Add a note that the existing, shared curb cut must be maintained by the Owner of Lot B.

Traffic Engineering Comments: Each lot shall be limited to one curb-cut to Farnell Lane, with the 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.

The plat illustrates the proposed 0.9 acre \pm , 2 lot subdivision which is located on the west side of Farnell Lane at the west terminus of Brossett Street, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide a site that was approved by the Planning Commission as a 1 lot subdivision at its October 17, 1996 meeting. The current application proposes a 2 lot subdivision.

The proposed Lot A meets the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations.

The proposed Lot B is a flag lot, and, while meeting the minimum width of 25 feet for a flag lot, the applicant did not provide any information stating unusual circumstance which may exist on the lot, or if there is a natural or pre-existing man-made barrier which may cause an undue hardship. Flag lots are generally not allowed, and there appears to be no Planning Commission

approved flag lots in the immediate vicinity of the site. As such, the proposed lot does not seem to satisfy the requirements of Section V.D.1. of the Subdivision Regulations.

The 25-foot minimum building setback line and the lot area sizes, in square feet, are depicted on the plat, and should be retained on the final plat, if approved.

The proposed lots have frontage along Farnell Lane, a minor street not provided with curb and gutter. As a means of access management, each lot should be limited to a single curb cut, to Farnell Lane with the size, location and design of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that the site was approved by the Planning Commission at its September 5, 1996 meeting for a Planned Unit Development. PUD approval is sight plan specific, thus any changes to the site plan / subdivision plat require approval by the Planning Commission. Since Lot B will contain more than one building in a commercial zoning district a new PUD application for Lot B is required. The PUD application should be submitted by July 15, 2013 for the September 5, 2013 meeting.

Due to the fact the site abuts residential property a 6' high 10' wide vegetation buffer or 6' wooden privacy fence will be required along the western perimeter of the site.

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.

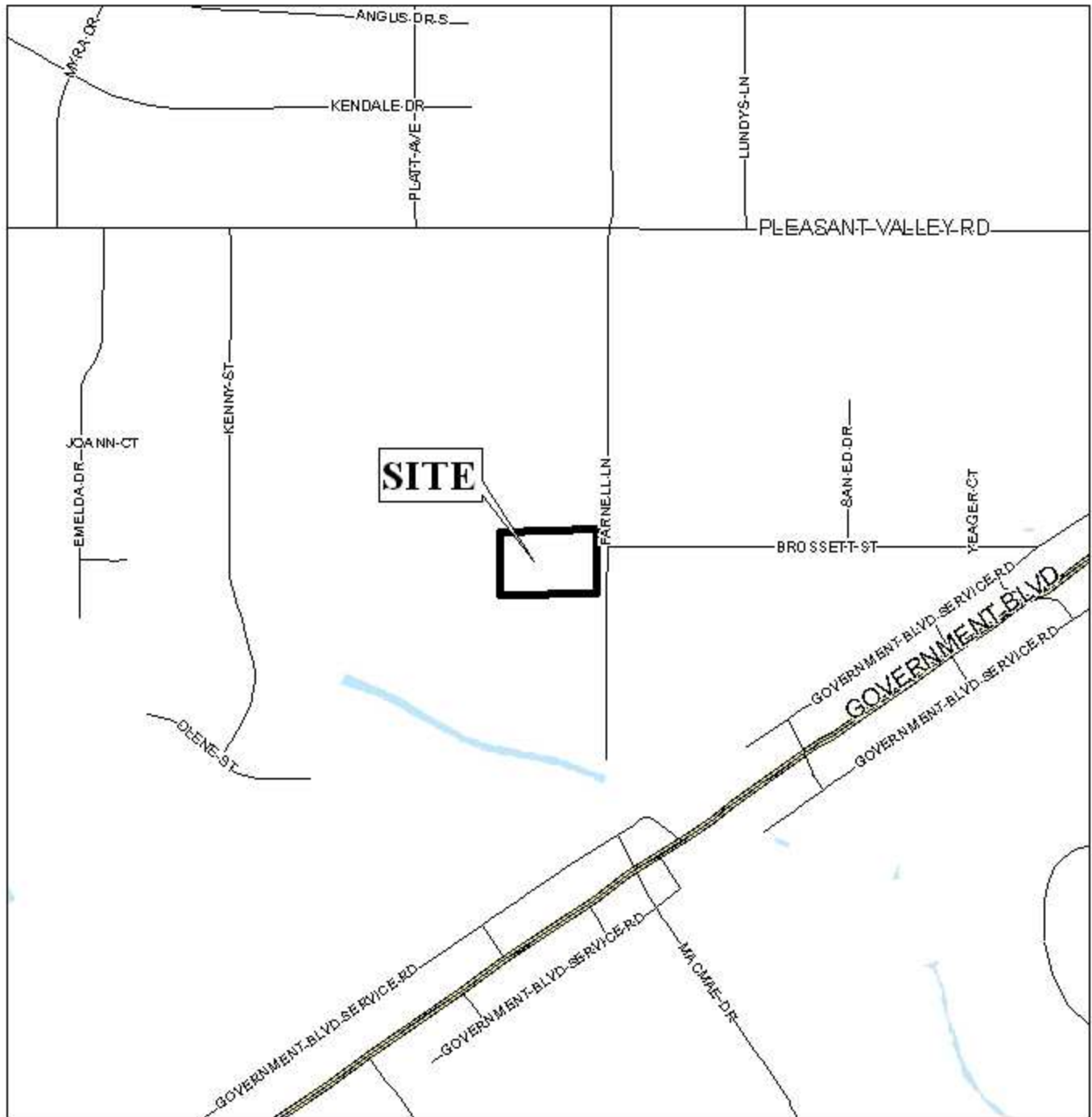
Based on the preceding, this application is recommended for holdover until the September 5, 2013 meeting, with revisions due by Monday, July 15, 2013 to address the following:

- 1) submission of a Planned Unit Development application, to include a tree and landscaping plan, for the purposed lot B;
- 2) submission of written documentation explaining the use of the two purposed lots and justification for a flag lot for lot B;
- 3) placement of a note on the final plat stating each lot shall be limited to one curb-cut to Farnell Lane, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the final plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;
- 5) compliance with Engineering comments (*The following comments should be addressed prior to review, acceptance and signature by the City Engineer: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Add a note to the Plat stating that storm water detention will be required for 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). 3. Add a note to the plat stating that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading,*

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 Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).4. Add a note that the existing, shared curb cut must be maintained by the Owner of Lot B.); and

- 6) 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.

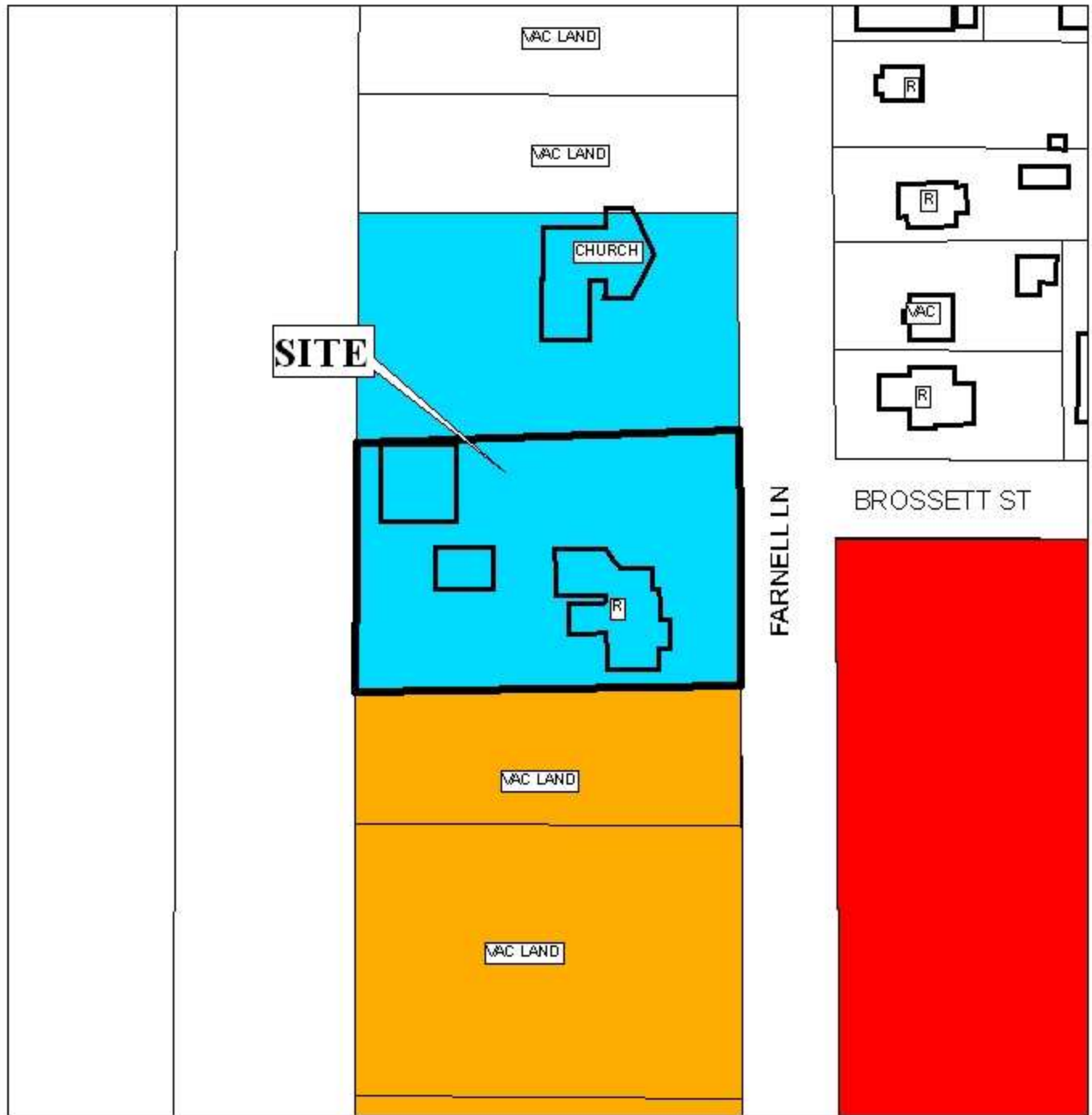
LOCATOR MAP



APPLICATION NUMBER 13 DATE July 11, 2013
APPLICANT Harris Place Subdivision, Resubdivision of Lot 1
REQUEST Subdivision



HARRIS PLACE SUBDIVISION, RESUBDIVISION OF LOT 1



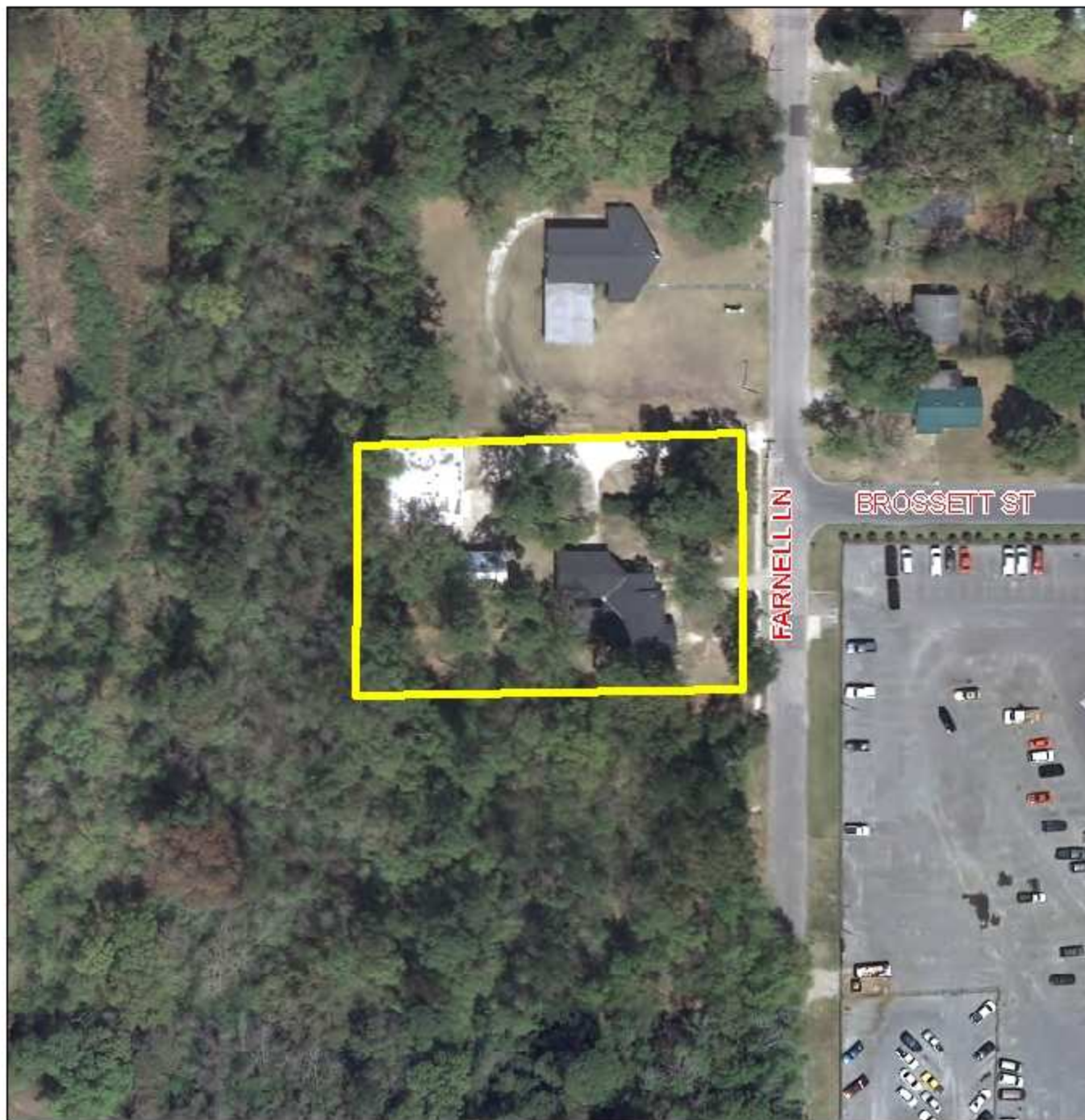
APPLICATION NUMBER 13 DATE July 11, 2013

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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HARRIS PLACE SUBDIVISION, RESUBDIVISION OF LOT 1

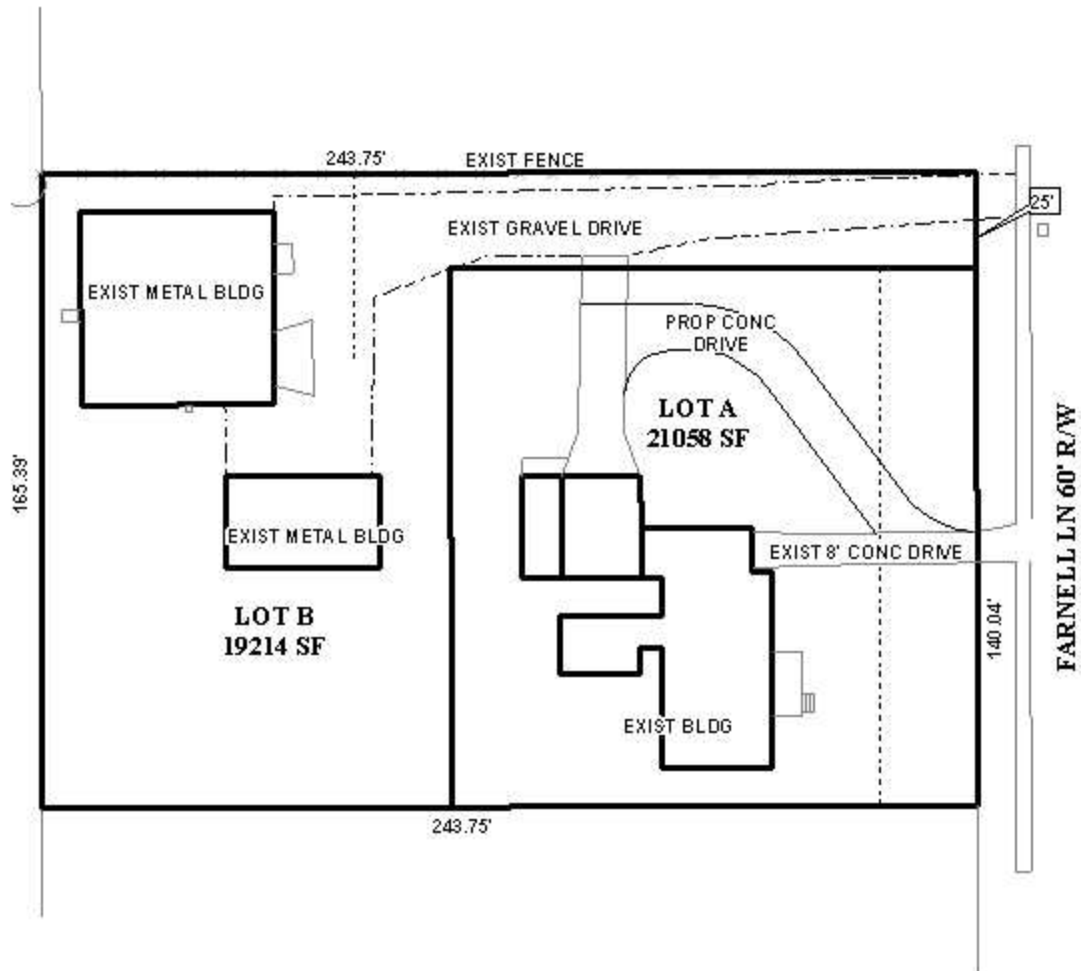


APPLICATION NUMBER 13 DATE July 11, 2013



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE July 11, 2013
APPLICANT Harris Place Subdivision, Resubdivision of Lot 1
REQUEST Subdivision

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