

## **FITZPATRICK SUBDIVISION**

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

- a. Provide all of the required information on the Final Plat (i.e. signatures, required notes).
- b. Provide a signature from the Planning Commission, Owner(s) (notarized), Surveyor, and the Traffic Engineering Department.
- c. Provide legible street names in the vicinity map.
- d. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045).
- e. Add a note to the Plat 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).
- f. 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.

Traffic Engineering Comments: Any additional development of the site will require modifications to existing curb cut to meet city standards, with 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.

MAWWS 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 preliminary plat illustrates the proposed 1-lot, 0.8 ± acre subdivision which is located at the South side of Halls Mill Road, 225' ± East of Laughlin Drive, and is in Council District 4. The applicant states that the subdivision is served by public water and sewer.

The purpose of this application is to create one legal lot of record by combining one metes and bounds parcel and one existing legal lot.

In accordance with the Subdivision Regulations, the proposed lot is compliant with the minimum size requirements; however, a waiver of Section V.D.3. would be required for approval due to its

depth-to-width ratio. The 25-foot minimum building setback line and the lot size in square feet are illustrated on the preliminary plat and should be retained on the Final Plat if approved.

It should be pointed out that a note on the preliminary plat states:

*(The) drawing does not reflect an easement or title search by the surveyor. Easements or claims of easements may exist.*

Per section IV.C.2.h of the Subdivision Regulations, all easements should be illustrated on the Final Plat along with a note stating that no permanent structures can be constructed in any easement, if approved.

The proposed lot fronts Halls Mill Road, a minor street which does not have curb or gutter. Although the Subdivision Regulations maintains a specific right-of-way for minor streets with no curb or gutter, Halls Mill Road has historically been categorized as a Collector Street requiring a 70' right-of-way. It should be pointed out that the right-of-way for a once proposed 50' service road for Halls Mill Road is proposed to be vacated. Of the 50' gained, the applicant has proposed to dedicate 6' ± back to the City of Mobile; however if necessary, dedication will still be required in order to provide 35' as measured from centerline.

It is important to note that the Vacation process must go through the Mobile City Council. Therefore, the Final Plat cannot be recorded until the Vacation process is complete.

As a means of access management, the proposed lot should be limited to the existing curb-cut with any changes to the size, design or location 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.

With a waiver of Section V.D.3 of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Completion of Vacation process prior to Recording of Final Plat;
- 2) Dedication, if necessary, after Vacation of service road right-of-way to provide 35' from the centerline of Halls Mill Rd;
- 3) Retention of the 25-foot minimum setback line and lot size information on the Final Plat;
- 4) Illustration of all easements on the Final Plat along with a note stating that no permanent structures can be constructed in any easement;
- 5) Placement of a note on the Final Plat stating that Lot 1 is limited to the existing curb-cut with any changes to the size, design or location to be approved by Traffic Engineering and conform with AASHTO standards;
- 6) Placement of a note on the Final Plat stating: *(Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species);*

- 7) Compliance with Engineering Comments: *(The following comments should be addressed prior to review, acceptance and signature by the City Engineer: a. Provide all of the required information on the Final Plat (i.e. signatures, required notes). b. Provide a signature from the Planning Commission, Owner(s) (notarized), Surveyor, and the Traffic Engineering Department. c. Provide legible street names in the vicinity map. d. Add a note to the Plat stating that a Land Disturbance Permit will be required for any site improvements on the property. These improvements may require storm water detention. The Permit submittal shall be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). e. Add a note to the Plat 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). f. 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.);*
- 8) Compliance with Traffic Engineering Comments: *(Any additional development of the site will require modifications to existing curb cut to meet city standards, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards);*
- 9) Compliance with 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)); and*
- 10) 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)*

# LOCATOR MAP



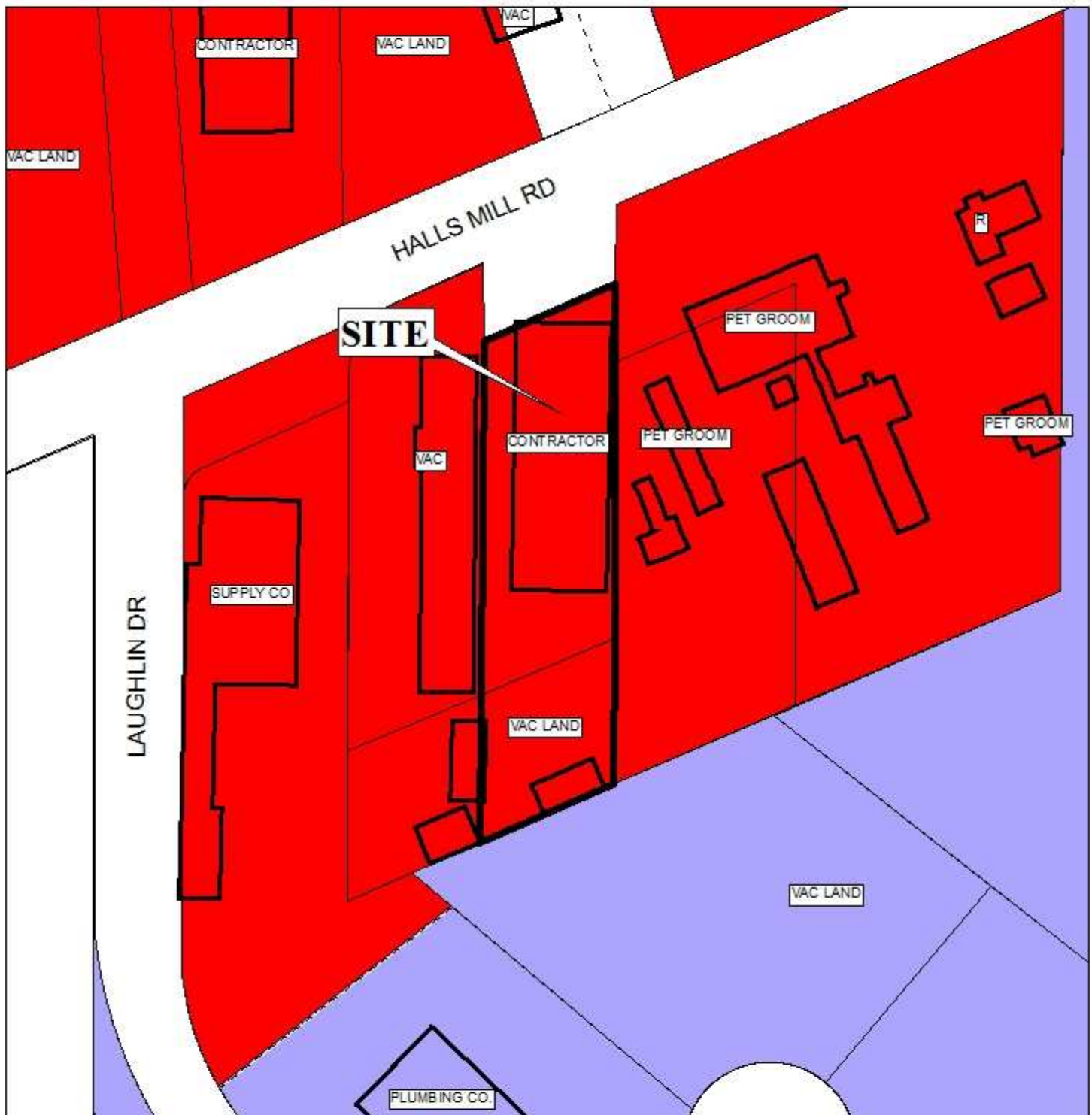
APPLICATION NUMBER 14 DATE October 3, 2013

APPLICANT Fitzpatrick Subdivision

REQUEST Subdivision



# FITZPATRICK SUBDIVISION



APPLICATION NUMBER 14 DATE October 3, 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





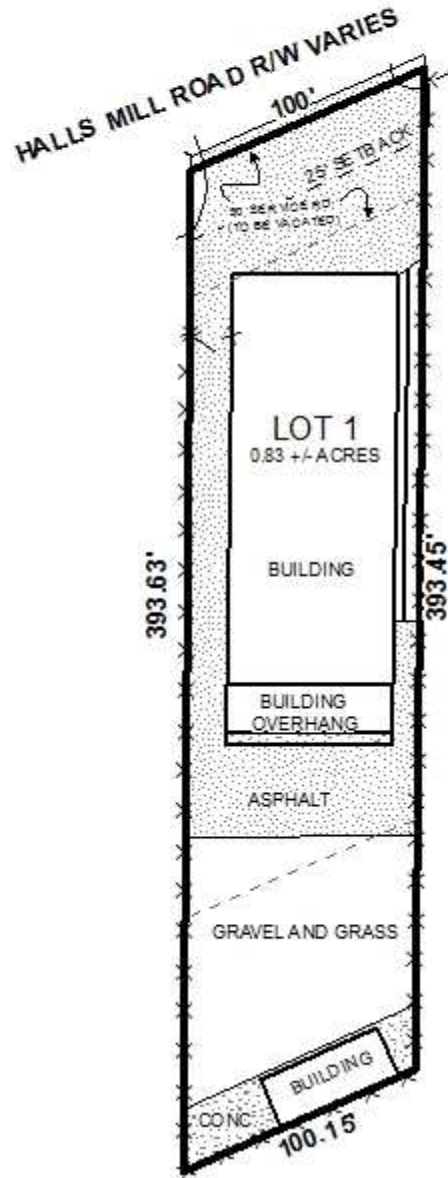
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# SITE PLAN



The site plan illustrates the buildings, setback, and the 50' service road to be vacated.

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	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

