

KNOWLES ADDITION TO FAIRFIELDS SUBDIVISION

Engineering Comments: It is the responsibility of the applicant to look up the site in the City of Mobile (COM) GIS system and verify if NWI wetlands are depicted on the site. If the COM GIS shows wetlands on the site, it is the responsibility of the applicant to confirm or deny the existence of wetlands on-site. If wetlands are present, they should be depicted on plans and/or plat, and no work/disturbance can be performed without a permit from the Corps of Engineers. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit

Traffic Engineering Comments: Driveway numbers, 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: No comments.

The plat illustrates the proposed 0.4± acre, two-lot subdivision, which is located at the Northwest corner of Fairfield Road and Clubhouse Road, in city council district 4. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to resubdivide an existing lot of record into two lots.

The site fronts Clubhouse Road and Fairfield Road, both of which have 60' rights-of-way. Since this is a corner site and no right-of-way radius exists at the corner, dedication of sufficient right-of-way to provide a radius in compliance with Section V.D.6. of the Subdivision Regulations.

Each lot should be limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards

The plat indicates a 25' minimum building setback line along both street frontages and this should also be depicted on the final plat.

Based on the preceding, the plat is recommended for Tentative Approval, subject to the following conditions:

1. dedication of sufficient right-of-way to provide a radius at the corner of Clubhouse Road and Fairfield Road, in compliance with Section V.D.6. of the Subdivision Regulations;
2. depiction of the 25' minimum building setback line along both street frontages;
3. placement of a note on the Final Plat that each lot is limited to one curb cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards; and
4. revision of the plat to label each lot with its size in square feet, or provision of a table on the plat depicting the same information.

LOCATOR MAP



APPLICATION NUMBER 14 DATE June 21, 2007

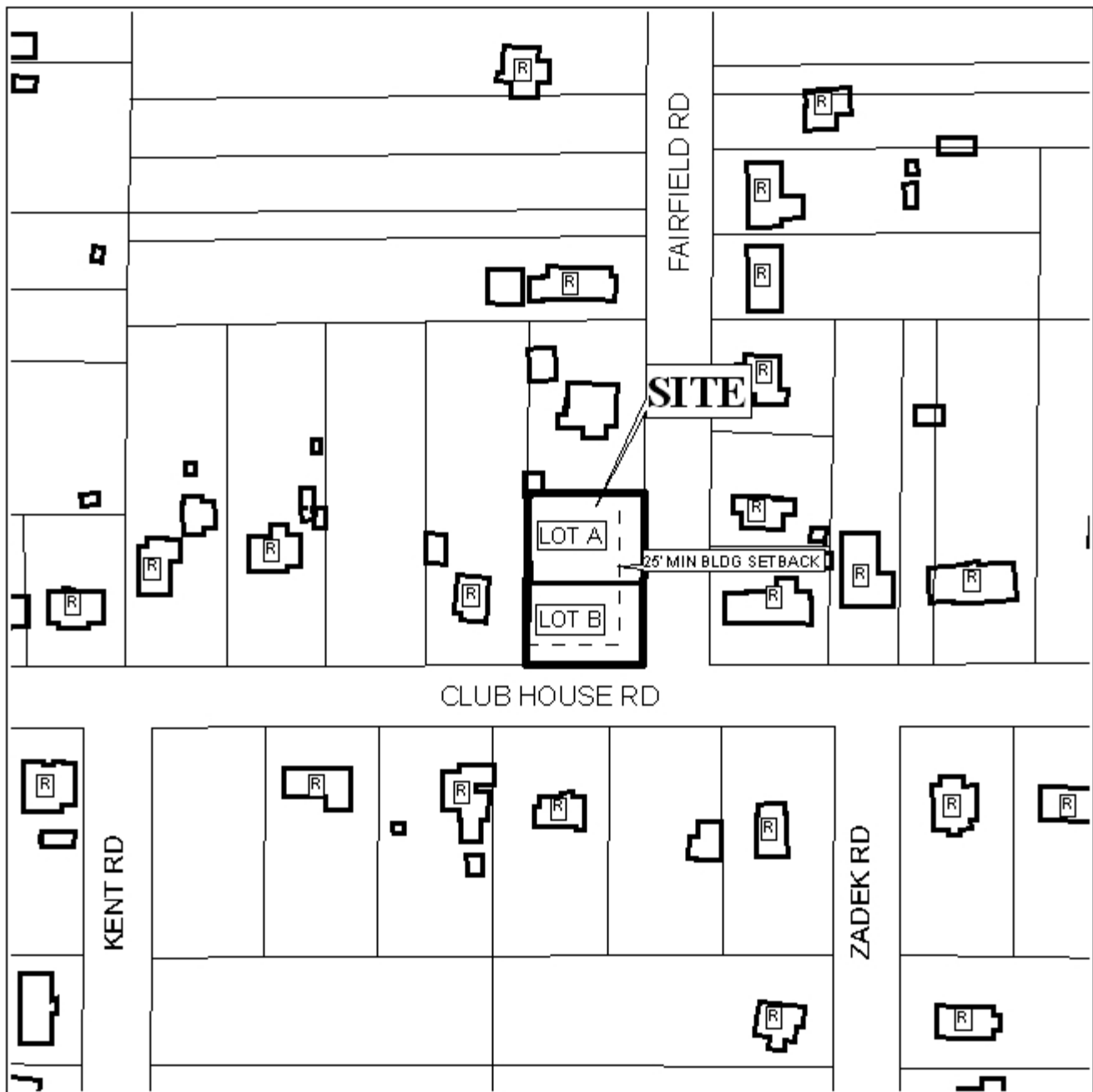
APPLICANT Knowles Addition to Fairfield Subdivision

REQUEST Subdivision



NTS

KNOWLES ADDITION TO FAIRFIELDS SUBDIVISION



APPLICATION NUMBER 14 DATE June 21, 2007

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS