

F & S SUBDIVISION, **RESUBDIVISION OF LOT 1**

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that any proposed development will need to be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. b. Add a note to the Plat stating that a Land Disturbance permit will be required for any land disturbing activity. c. 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) will be required prior to the issuance of a Land Disturbance permit. d. Correct the spelling of the interstate roadway in the vicinity map. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. 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. g. It is requested that Executive Park Drive be renamed since there is an existing street with that name within the City. This existing 60' Right-of-Way was dedicated to Mobile County in 1996, and was recently annexed into the City (2009). No properties or buildings are currently addressed on this 1,050 ft portion of Executive Park Drive.

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Corner radius dedication is required.

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 2-lot, 6.3± acre subdivision which is located at the Southeast corner of Demetropolis Road and Fellowship Drive, extending to the Northeast corner of Demetropolis Road and Executive Park Drive, 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 an existing legal lot of record and two metes-and-bound parcels into two legal lots of record. F & S Subdivision was approved as a two-lot subdivision by the Planning Commission in April, 2001, when the site was within the Planning Jurisdiction prior to annexation. At some point afterward, a small portion of Lot 2 was parceled out of the main portion of that lot creating two metes-and-bounds parcels, and Lot 1 remained

intact and was developed. The applicant proposes to slightly expand Lot 1 an additional 10' to the South and re-establish the remainder of Lot 2 as an intact lot.

The proposed lots, as depicted, meet the minimum size and frontage requirements as regulated by the Subdivision Regulations. The lot area sizes are depicted on the plat in square feet and acres, and should also be so shown on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The 25' minimum building setback line is shown on the preliminary plat and should be retained on the Final Plat, if approved.

The lots front Demetropolis Road, Executive Park Drive, and Fellowship Drive, all minor streets with rights-of-way of 80', 60' and 60' respectively; therefore, no dedication would be required. Fellowship Drive was a prescriptive right-of-way at the time of approval of F & S Subdivision, but the 60' right-of-way was dedicated to Mobile County with the subdivision recording. A condition of approval of F & S Subdivision was the denial of access to Fellowship Drive until such time it was constructed to County standards. A review by County Engineering has determined that Fellowship Drive was never constructed to County standards prior to annexation, and it is still of substandard construction. Therefore, new access to Fellowship Drive should be denied, but Lot 1A should be limited to the single existing curb cut to Fellowship Drive, and to the existing curb cut to Halls Mill Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 2A should be limited to two curb cuts to Demetropolis Road, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

The site has two street corners (Demetropolis Road and Fellowship Drive, and Demetropolis Road and Executive Park Drive) where there has been no corner radius dedication. Traffic Engineering has determined that corner dedications would be required at these intersections. Therefore, the plat should be revised to indicate a 25' radius corner dedication at both intersections.

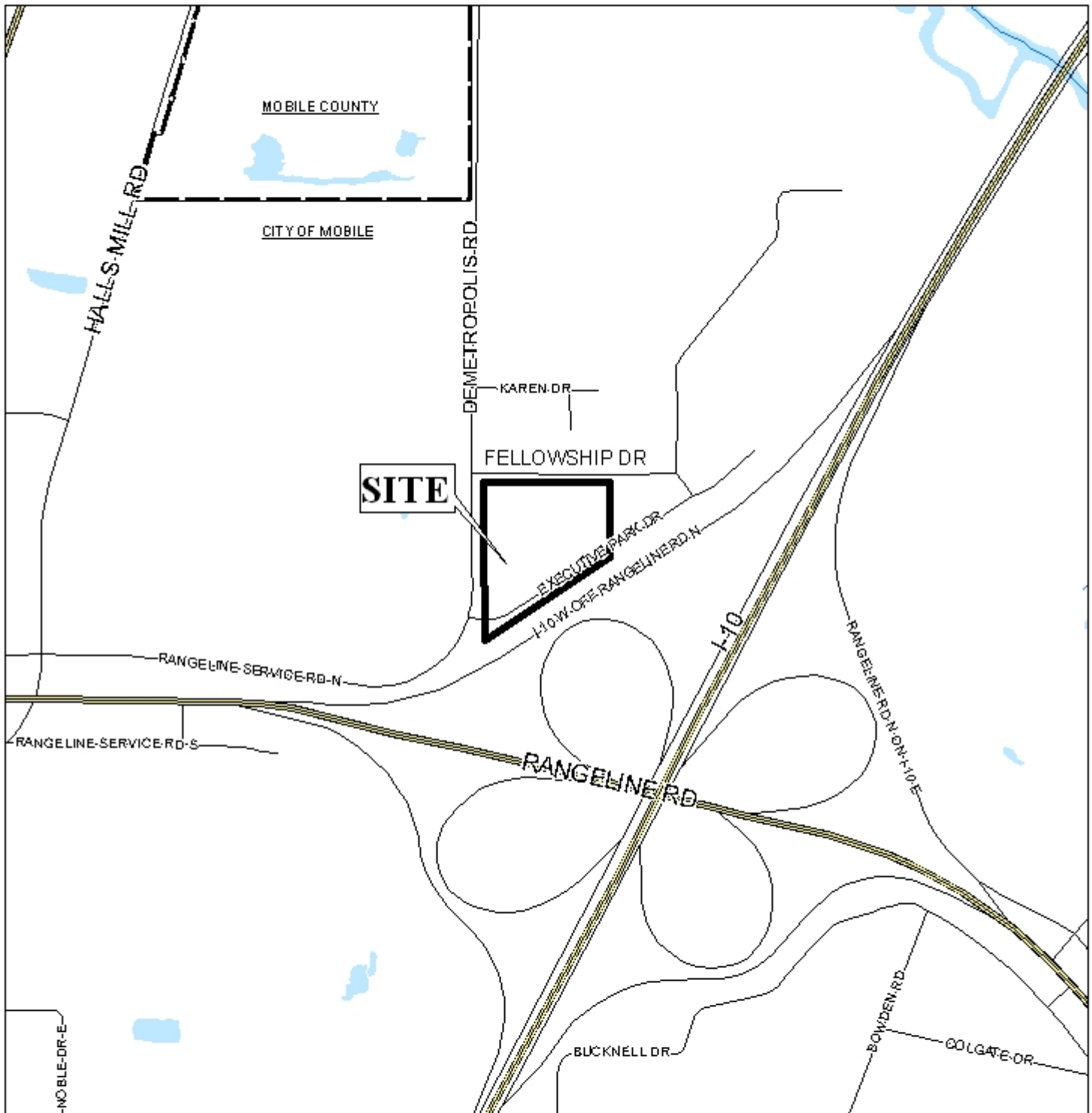
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations 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) retention of the lot sizes in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 2) retention of the 25' minimum building setback line on the Final Plat;
- 3) placement of a note on the Final Plat stating that new access to Fellowship Drive be denied until such time it is constructed to City standards;
- 4) placement of a note on the Final Plat stating that Lot 1A is limited to the existing curb cut to Demetropolis Road, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;

- 5) placement of a note on the Final Plat stating that Lot 2A is limited to two curb cuts to Demetropolis Road, with the size, design, and exact location to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) dedication to provide a 25' radius curve at the intersection of Demetropolis Road and Fellowship Drive;
- 7) dedication to provide a 25' radius curve at the intersection of Demetropolis Road and Executive Park Drive;
- 8) 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;
- 9) subject to the Engineering comments: *(The following comments should be addressed prior to acceptance and signature by the City Engineer: a. Add a note to the Plat stating that any proposed development will need to be in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. b. Add a note to the Plat stating that a Land Disturbance permit will be required for any land disturbing activity. c. 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) will be required prior to the issuance of a Land Disturbance permit. d. Correct the spelling of the interstate roadway in the vicinity map. e. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. f. 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. g. It is requested that Executive Park Drive be renamed since there is an existing street with that name within the City. This existing 60' Right-of-Way was dedicated to Mobile County in 1996, and was recently annexed into the City (2009). No properties or buildings are currently addressed on this 1,050 ft portion of Executive Park Drive.);*
- 10) subject to the Traffic Engineering comments: *(Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Corner radius dedication is required.);*
- 11) 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).);*
- 12) 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);* and
- 13) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 15 DATE December 5, 2013

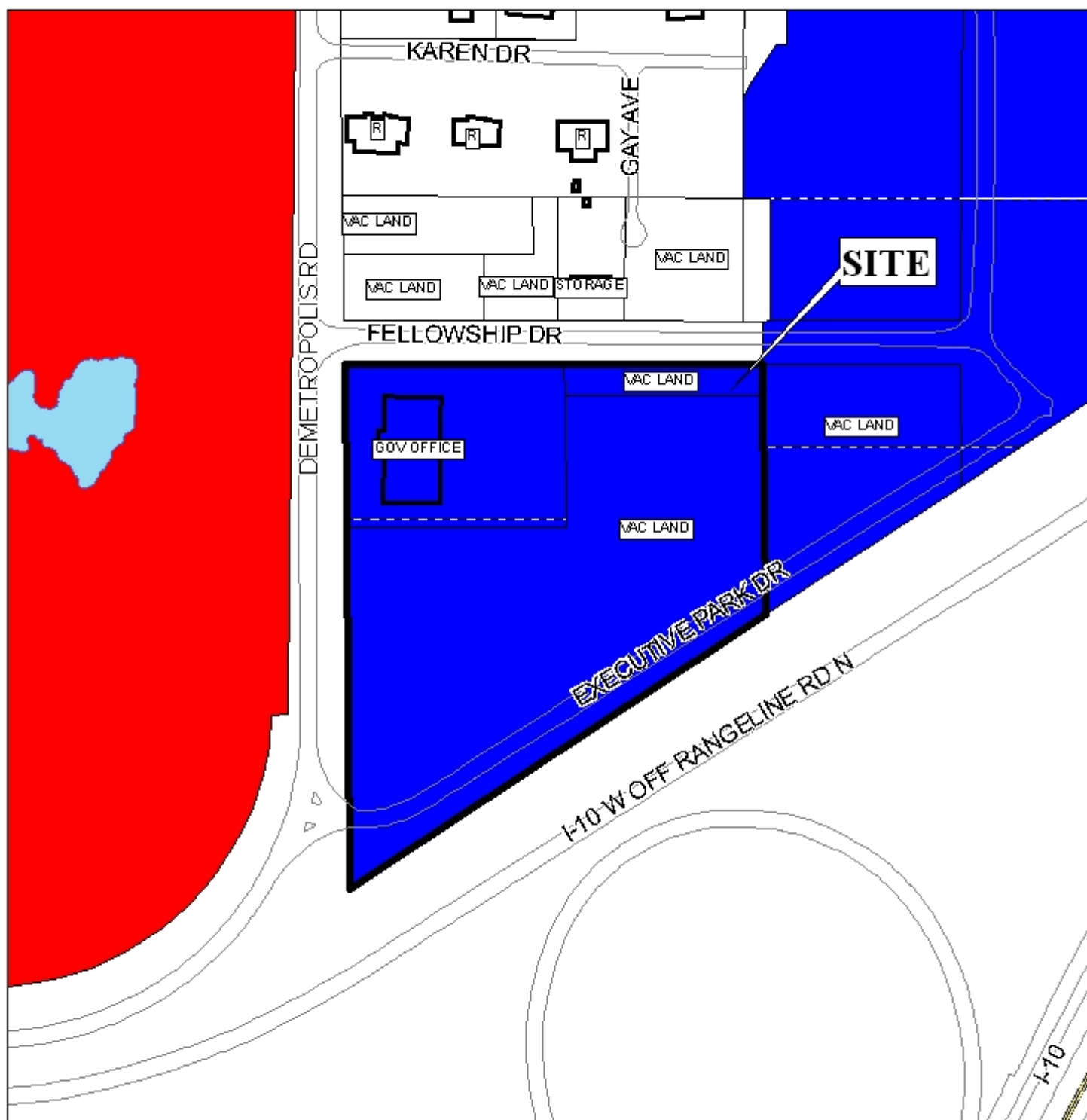
APPLICANT F & S Subdivision, Resubdivision of Lots 1 & 2

REQUEST Subdivision



NTS

F & S SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 15 DATE December 5, 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

N
NTS

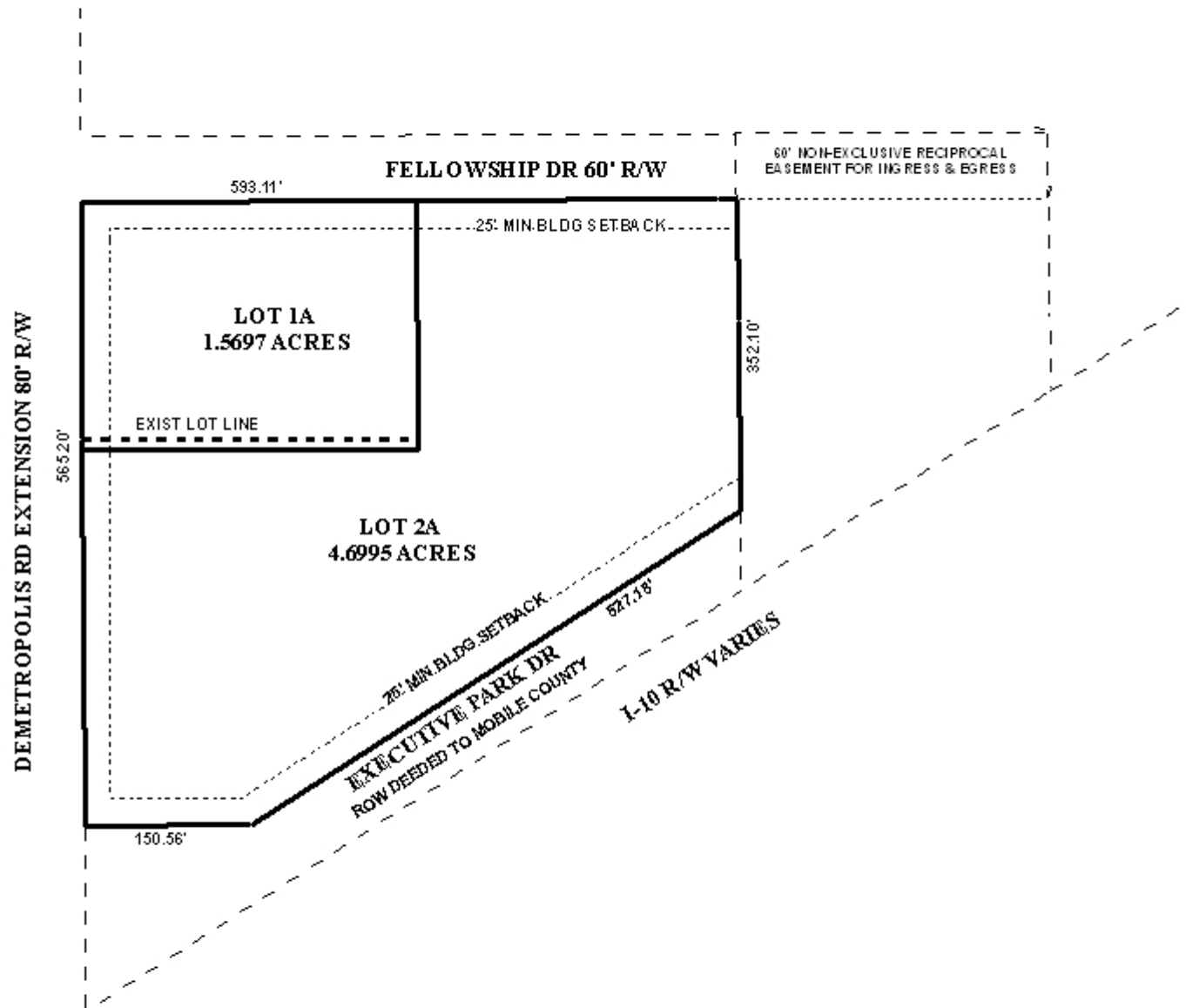
F & S SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 15 DATE December 5, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 15 DATE December 5, 2013

APPLICANT F & S Subdivision, Resubdivision of Lots 1 & 2

REQUEST Subdivision

