

SMITH AND SAYERS FAMILY **DIVISION SUBDIVISION**

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. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity on either lot in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

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: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 75.1± acre, 2-lot subdivision which is located on the South side of Interstate 10 and West side of Riviere Du Chien Road, extending South 2100'± along Riviere Du Chien Road, 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 create two legal lots of record from four legal lots of record and six metes and bounds parcels. The lot sizes are labeled, and the proposed lots would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be retained in square feet and acres on the Final Plat, as on the preliminary plat, if approved. The lots are unusually shaped in order to provide them both with access to the water as well as street frontage. Because unusual shaped lots are not uncommon in the area, but not as proposed. The preliminary plat should be revised to illustrate the wetland as common area, therefore creating more regularly shaped lots.

The site fronts onto Interstate 10, a major street, which is illustrated as having a 300' right-of-way. According to the Major Street Plan, Interstate 10 should have a right-of-way of 350'; therefore dedication to provide 175' from the centerline should be required. The site also fronts onto Riviere Du Chien Road, a minor road without curb and gutter, which is illustrated as having

a compliant 60' right-of-way; as such, no dedication is required. It should also be noted that the preliminary plat illustrates a 50' wide access road to an otherwise land-locked adjacent parcel.

The 25-foot minimum building setback line, required in Section V.D.9., is not illustrated on the preliminary plat. If approved, the 25-foot building setback line should be illustrated and labeled along all frontages on the Final Plat.

As a means of access management, a note should be placed on the Final Plat limiting each lot to one curb cut to Riviere Du Chien Road, with the size, design, and location of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards.

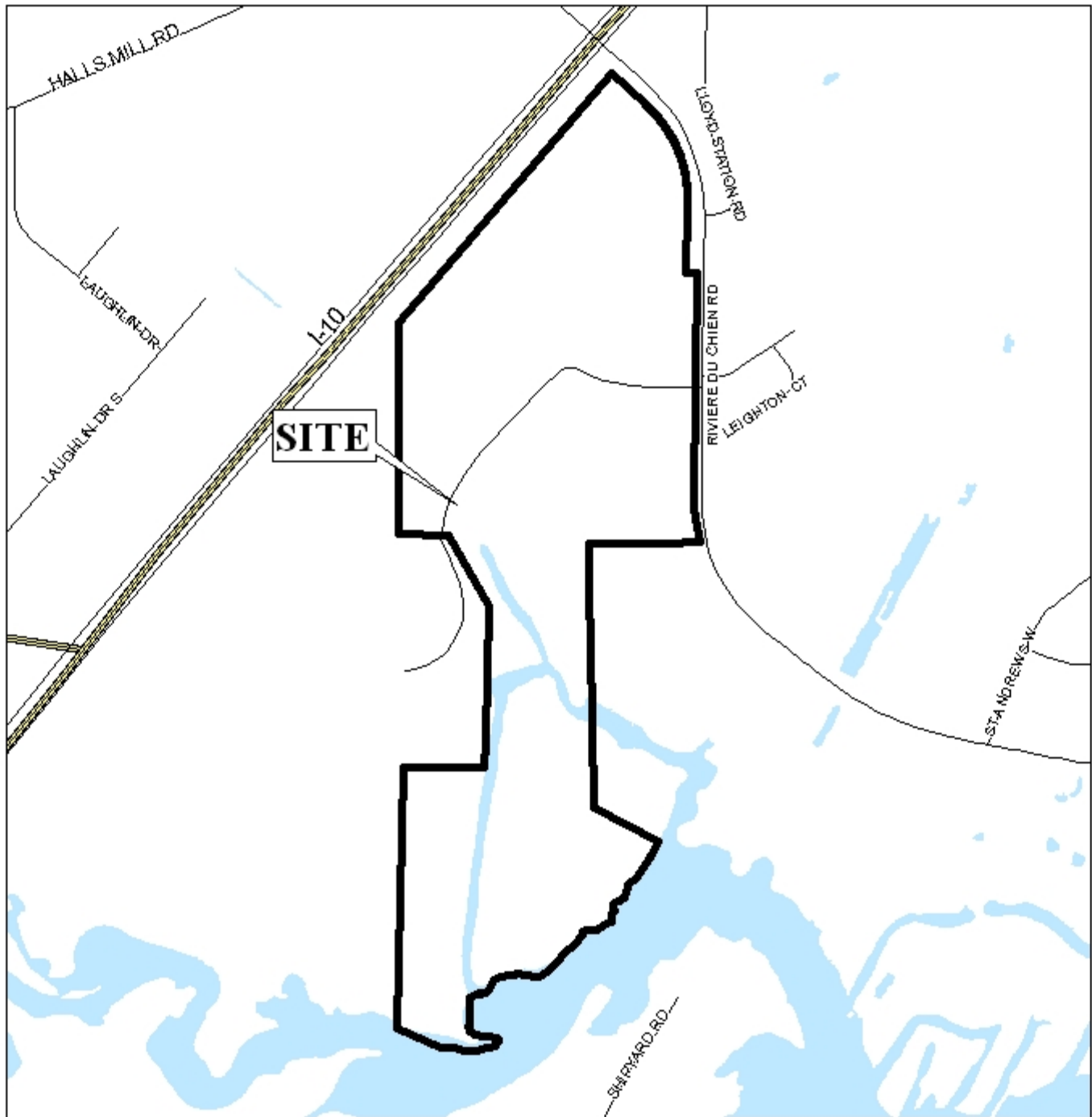
The southern portion of the site contains a portion of Halls Mill Creek, and wetlands associated with the creek are illustrated on a portion of the site. The site, additionally, appears to be partially located in the "floodway" and "100-year" frequency flood zone as depicted on FEMA maps, and thus may be subject to flooding. The presence of wetlands and floodplains indicate that the area may be environmentally sensitive; therefore, the approval of all applicable Federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

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 upon the preceding, the application is recommended for Holdover to the March 7, 2013 meeting so that the applicant can submit revised information by February 21, 2013 to address the following:

- 1) revise the preliminary plat to illustrate the wetland as common area.

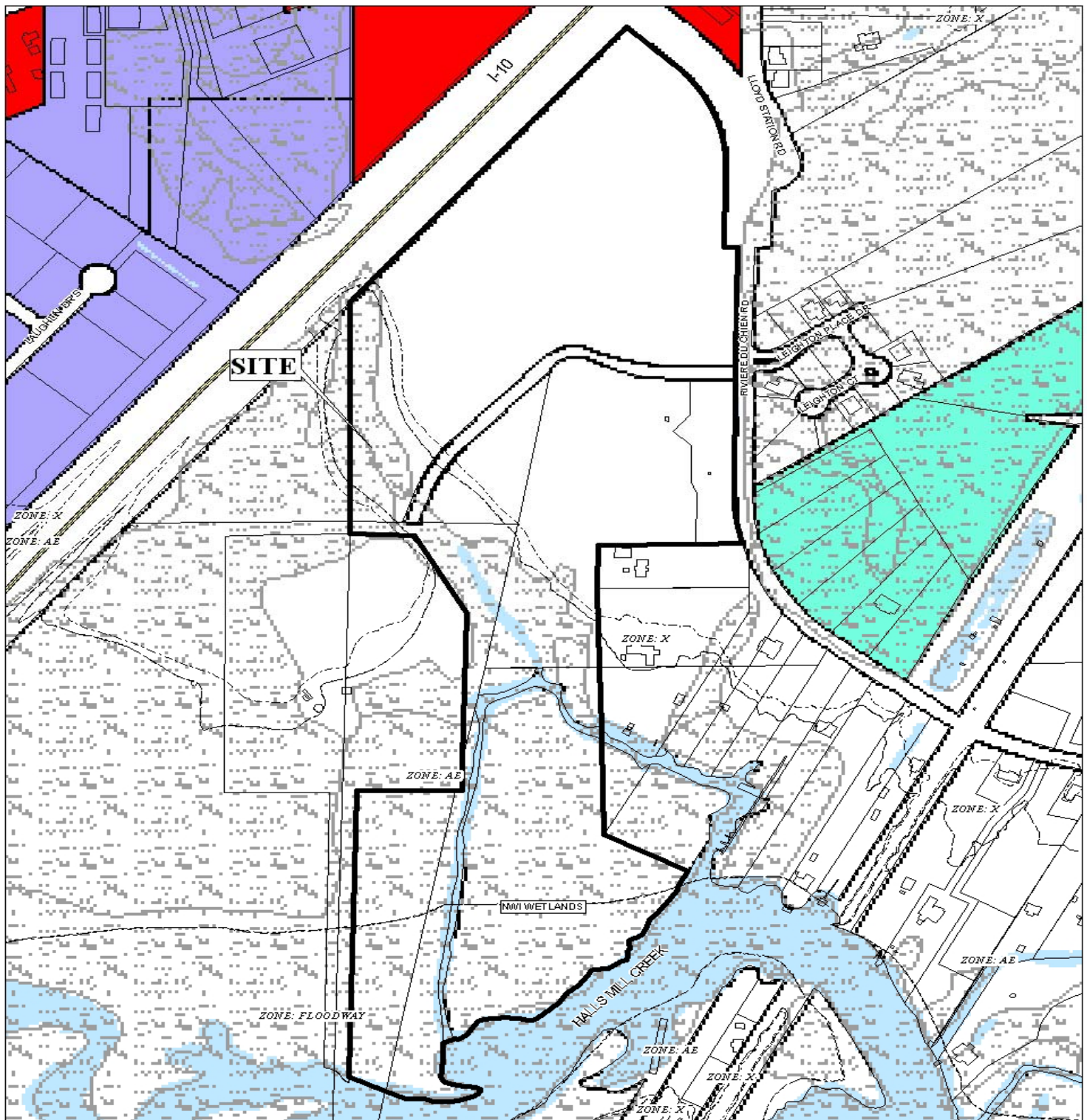
LOCATOR MAP



APPLICATION NUMBER 20 DATE February 7, 2013
APPLICANT Smith and Sayers Family Division Subdivision
REQUEST Subdivision

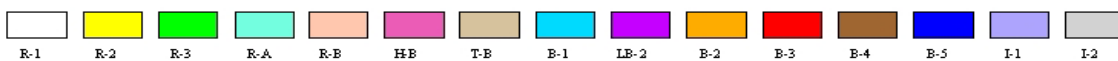


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LEGEND



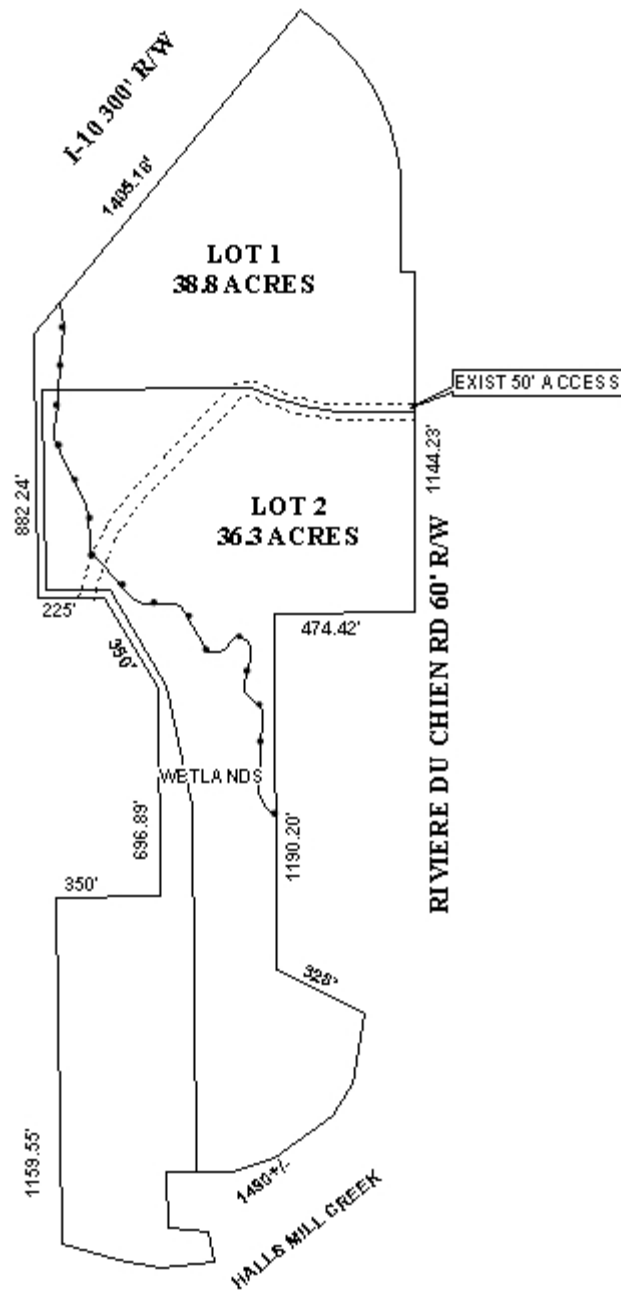
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APPLICATION NUMBER 20 DATE February 7, 2013



DETAIL SITE PLAN



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