

## **AUSTILL PLACE SUBDIVISION, UNIT FOUR**

Engineering Comments: No water can be concentrated onto an adjacent property owner without a release agreement. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. 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 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 2003 International Fire Code, including Appendices B through D, with local amendments, and the 2003 International Existing Building Code, as appropriate.

MAWSS 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.

The plat illustrates the proposed 3.6 ± acre, 4-lot subdivision which is located at the North terminus of Austill Avenue, extending to the South side of Austill Place, 140'+ East of Carmel Drive East. The applicant states that the subdivision is served by public water and sewer facilities. The site is located in Council District 7.

The purpose of this application is to subdivide a metes and bounds parcel into four lots.

The site fronts onto the terminus of Austill Avenue and onto Austill Place, both minor streets. The right-of-way for Austill Avenue is only 40-feet, which is substandard, and the applicant has indicated a dedication totaling 10 feet, in order to bring the right-of-way width up to minimum standards. It should be pointed out that due to the fact that Austill Avenue dead-ends at the property, and as the street segment exceeds 150-feet, the Mobile Fire-Rescue Department may require compliance with the 2003 International Fire Code, including Appendices B through D, which would require the provision of a 96-foot diameter cul-de-sac (120-foot right-of-way) or other approved turn-around.

Proposed Lots 2-4 will have less than 60-feet of frontage on a public street, thus a waiver of Section V.D.2. would be required. Due to the limited frontage that Lots 2-4 have on a public street, each lot should be limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering, and in compliance with AASHTO standards.

Due to the limited frontage of proposed Lots 2-4, no additional subdivision should be allowed until additional frontage on a public street is provided.

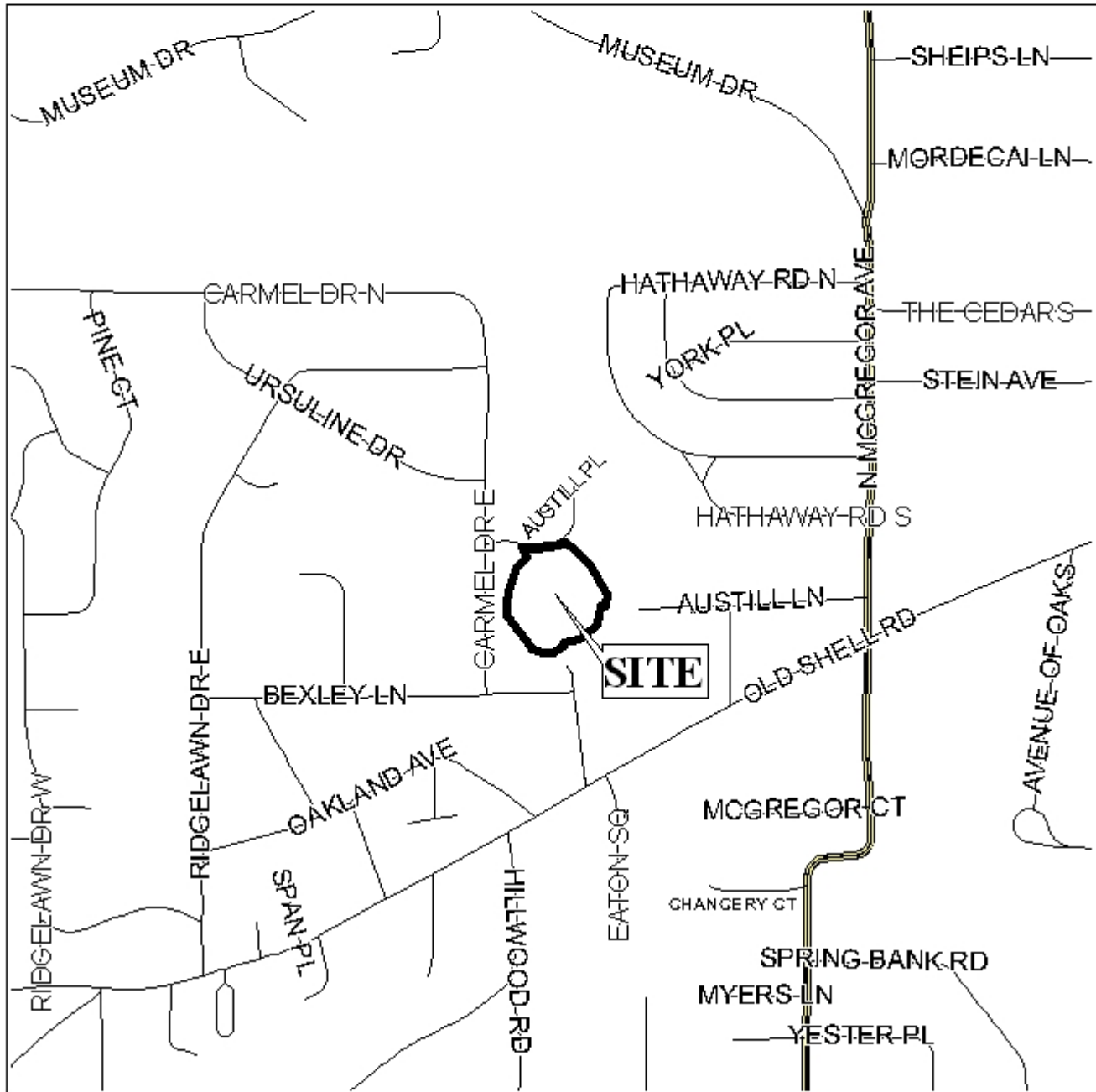
The minimum building setback line is not depicted on the plat, but will be required. The minimum building setback line should be depicted where each lot is a minimum of 60-feet in width, and/or at least 25-feet from existing or to be dedicated right-of-way.

Finally, it appears that drainage from the site is to the Southwest, thus any new development on the proposed lots may exacerbate drainage problems experienced by the homes fronting Carmel Drive East. Full compliance with the City of Mobile storm water and flood control ordinances will be required for any new development, including paving.

With a waiver of Section V.D.2., this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Compliance with Engineering comments, and placement of the comments as a note on the plat (*No water can be concentrated onto an adjacent property owner without a release agreement. All storm water should tie subsurface to a City of Mobile storm drainage system. If the cumulative impervious area constructed since 1984 is equal to or greater than 4000 square feet, storm water detention is required. 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.*);
- 2) Compliance with Urban Forestry comments, and placement of the comments as a note on the plat (*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)*);
- 3) Revision of plat to reflect any compliance with the 2003 International Fire Code, including Appendices B through D, with local amendments, determined necessary by Mobile Fire-Rescue for fire apparatus turn-around (approved cul-de-sac or hammer-head), or provision of a letter from Mobile Fire-Rescue stating that the provision of a fire apparatus turn-around is not required, prior to the signing of the final plat;
- 4) Placement of a note on the final plat stating that each lot is limited to one curb-cut each, with the size, design and location to be approved by Traffic Engineering, and in compliance with AASHTO requirements;
- 5) Depiction of the minimum building setback line where each lot is at least 60-feet in width, and/or at least 25-feet from existing or to be dedicated right-of-way;
- 6) Placement of a note on the final plat stating that no future subdivision of Lots 2-4 is allowed until additional frontage on a public street is provided; and
- 7) Labeling of each lot with its size in square feet.

## LOCATOR MAP



APPLICATION NUMBER 23 DATE December 6, 2007

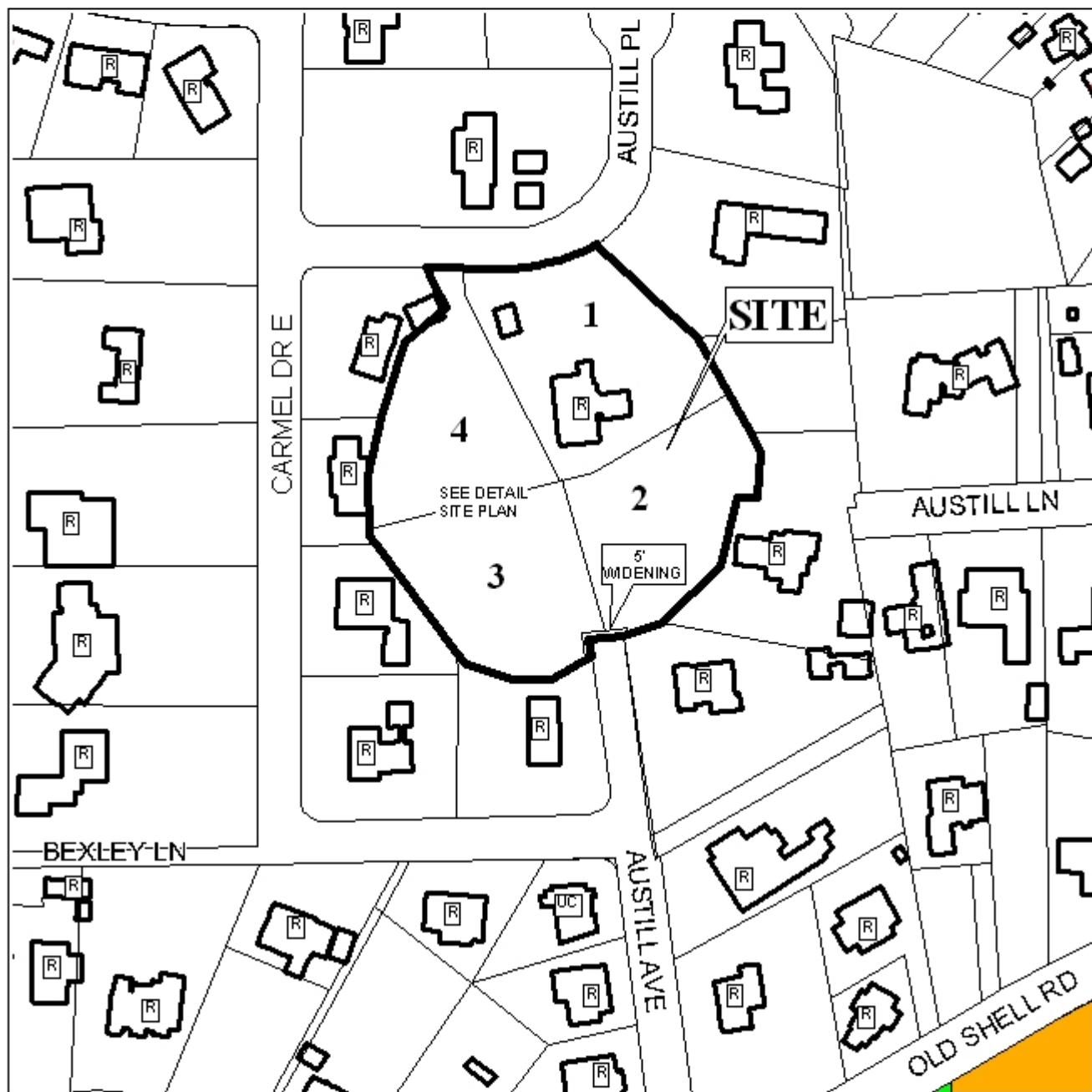
APPLICANT Austill Place Subdivision, Unit Four

REQUEST Subdivision



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APPLICATION NUMBER 23 DATE December 6, 2007

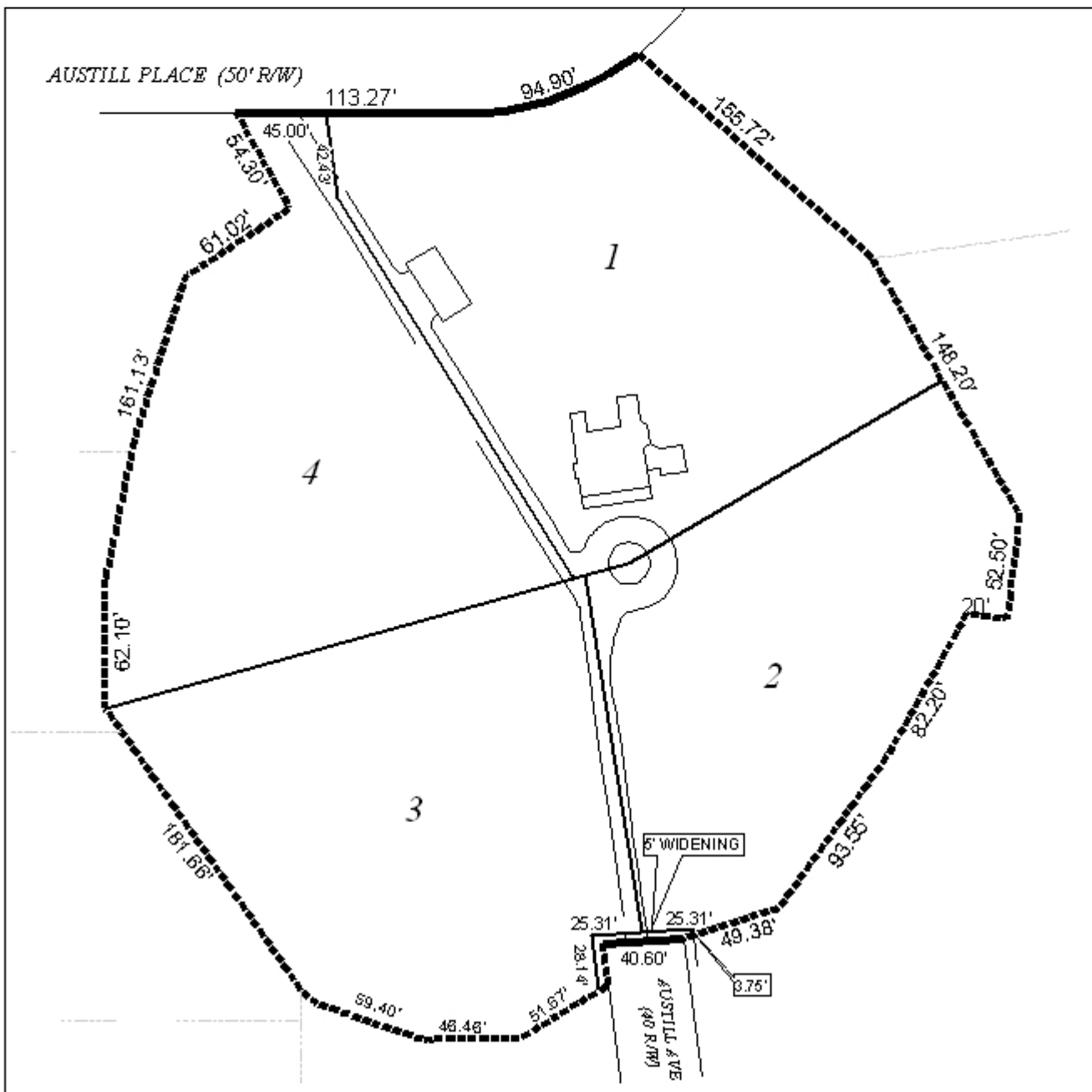
LEGEND

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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# DETAIL SITE PLAN



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APPLICANT Austill Place Subdivision

REQUEST Subdivision



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