

BILL FISH 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 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 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.

Mobile Area Water & Sewer System 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 plat illustrates the proposed 0.8± acre, one lot subdivision, which is located on the West side of Hillcrest Road, 270'± North of Cedar Bend Court, in City Council District 7. The subdivision is served by city water and sanitary facilities.

The purpose of this application is to create one legal lot of record from a metes and bounds parcel. While the purpose of the application is to create a legal lot of record, no documentation has been submitted to date the establishment of the parcel in question, or any others that are part of the original parent parcel. Based on information gleaned from the Tax Assessor's web site, it appears that the parcels may have been created in the 70's or 80's, with no changes in ownership of the child parcels since that time.

The site fronts Hillcrest Road, with a 100' right-of-way, compliant with the Major Street Plan. Therefore, no right-of-way dedication is required.

The site has approximately 100 linear feet of frontage along Hillcrest Road. Since Hillcrest Road is a major street, and given its traffic density, access management is a concern; therefore, a note should be placed on the final plat, if approved, stating that the site is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lot is not labeled with its size in square footage; therefore, the lot should be labeled with its size in square feet, or a table should be provided on the final plat, if approved, indicating the same information. The plat indicates a 25' minimum building setback line along Hillcrest Road, and this should also be indicated on the final plat, if approved.

Based on the preceding, the plat is recommended for Holdover until December 6, to allow the applicant to include the entire original parent parcel, or submit documentation establishing parcels of record prior to 1952. All documentation should be submitted no later than November 15.

LOCATOR MAP



APPLICATION NUMBER 14 DATE November 1, 2007

APPLICANT Bill Fish Subdivision

REQUEST Subdivision



BILL FISH SUBDIVISION



APPLICATION NUMBER 14 DATE November 1, 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



NTS