

PERCY-TERRY RESUBDIVISION

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

1. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
2. Review the written legal description to see if an additional bearing and distance should be inserted near the SE corner of LOT B between the end of the meanderings of the creek and the OTF (1/2" Open Top Pipe Found).
3. Review the need for a witness monument(s) along Halls Mill Creek and the channel up to the existing boat house.
4. Provide and label the monument set or found at the SE corner of LOT B, southwest of the OTF subdivision corner.
5. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
6. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
7. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
8. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
9. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Each lot is limited to one curb cut, with 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

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, Inc.

The plat illustrates the proposed 2-Lot, 18.1± acres subdivision located at the South and West sides of Riviere Du Chien Road, 215' South of Riviere Du Chien Loop West, in Council District 4. The applicant states that the site is served by public water and sanitary sewer facilities.

The site is composed of four metes-and-bounds parcels. The purpose of this application is to create two legal lots of record. It should be noted that the subject site was included in a 2-lot subdivision approved by the Planning Commission in 1993; however, a portion was parceled off in 1995, and subsequently approved by the Planning Commission in 2011.

The proposed lot sizes are provided in square feet and acres. Proposed Lot A is irregularly shaped and may be regarded as a "flag" lot with a "pole" providing frontage onto Riviere Du Chien Road 102.22'± in width; its length is 1,495.5'± in the West and 1,666.88'± in the East. Proposed Lot B is also irregularly shaped, providing frontage onto Riviere Du Chien Road 237.36'± in width; its length is 1,666.88'± in the West and 1,768.3'± in the East. As such, both lots are large enough to be potentially re-subdivided and, in accordance with the Subdivision Regulations, are not exclusive of unusable land, thus contributing to a maximum depth more than 3.5 times the width of the lots at their potential building setback lines. Such lots are generally discouraged by Section V.D.1. of the Subdivision Regulations regarding the proposed "flag" lot, Lot A, and Section V.D.3. of the Subdivision Regulations regarding the width-to-depth ratio of both lots. The Planning Commission has approved several "flag" lots nearby, and the irregular depth of each lot may be regarded as typical of proximal waterfront properties; therefore, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations may be appropriate.

The proposed lots exceed the minimum size requirements and are appropriately labeled along with the 25' minimum building setback line. This information should be retained on the Final Plat, if approved.

The site fronts Riviere Du Chien Road, a minor street without curb and gutter, thus requiring a 60' right-of-width. The preliminary plat illustrates an adequate 60' right-of-way, therefore no dedication should be required.

As a means of access management, a note should be placed on the Final Plat stating that both lots are limited to one curb cut each to Riviere Du Chien Road, with their sizes, designs, and locations to be approved by Traffic Engineering, and conform to AASHTO standards.

It should be noted that the proposed subdivision will result in an existing boat house crossing property lines. If approved, the boat house straddling this lot line must be moved to meet side and rear setback requirements. If the structure or lot line cannot be moved to comply with Zoning Ordinance setback requirements due to the geography of the tributary to which it is proximal, the boat must be demolished.

Based on the preceding, and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following:

- 1) retention of the lot sizes in both square feet and acres on the Final Plat;
- 2) retention of the building setback line for each lot on the Final Plat;

- 3) placement of a note stating that both lots are limited to one curb cut each to Riviere Du Chien Road, with their sizes, locations, and designs to be approved by Mobile County Engineering, and conform to AASHTO standards;
- 4) adjustment of the lot line so the existing boat house complies with Zoning Ordinance setback requirements, or attainment of all necessary permits to either relocate or demolish the structure, prior to signing of the Final Plat;
- 5) compliance with Engineering comments: *(The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A) Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Review the written legal description to see if an additional bearing and distance should be inserted near the SE corner of LOT B between the end of the meanderings of the creek and the OTF (1/2" Open Top Pipe Found). C) Review the need for a witness monument(s) along Halls Mill Creek and the channel up to the existing boat house. D) Provide and label the monument set or found at the SE corner of LOT B, southwest of the OTF subdivision corner. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. G) Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. H) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. I) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 6) compliance with Traffic Engineering comments: *(Each lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 7) compliance with 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).);*
- 8) compliance with Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).).*

Revised for the January 21st meeting:

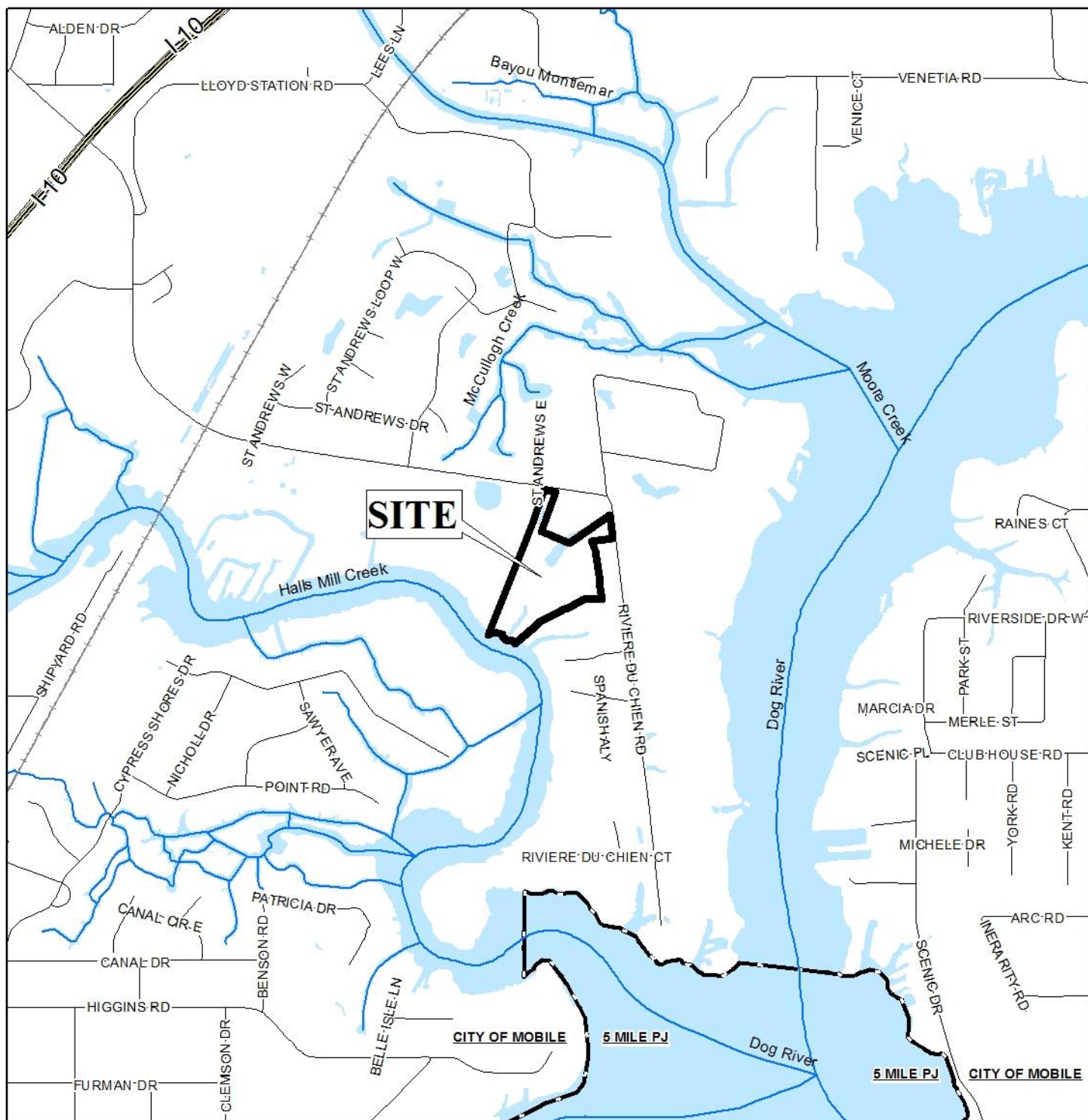
This application was heldover until the January 21, 2016 meeting at the applicant's request.

Legal counsel has advised that, since the subdivision request is not altering the existing property line through the existing boat house, thus not creating a new violation, the request should be considered for approval.

Based on the preceding, and with a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following:

- 1) retention of the lot sizes in both square feet and acres on the Final Plat;*
- 2) retention of the building setback line for each lot on the Final Plat;*
- 3) placement of a note stating that both lots are limited to one curb cut each to Riviere Du Chien Road, with their sizes, locations, and designs to be approved by Mobile County Engineering, and conform to AASHTO standards;*
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LOCATOR MAP



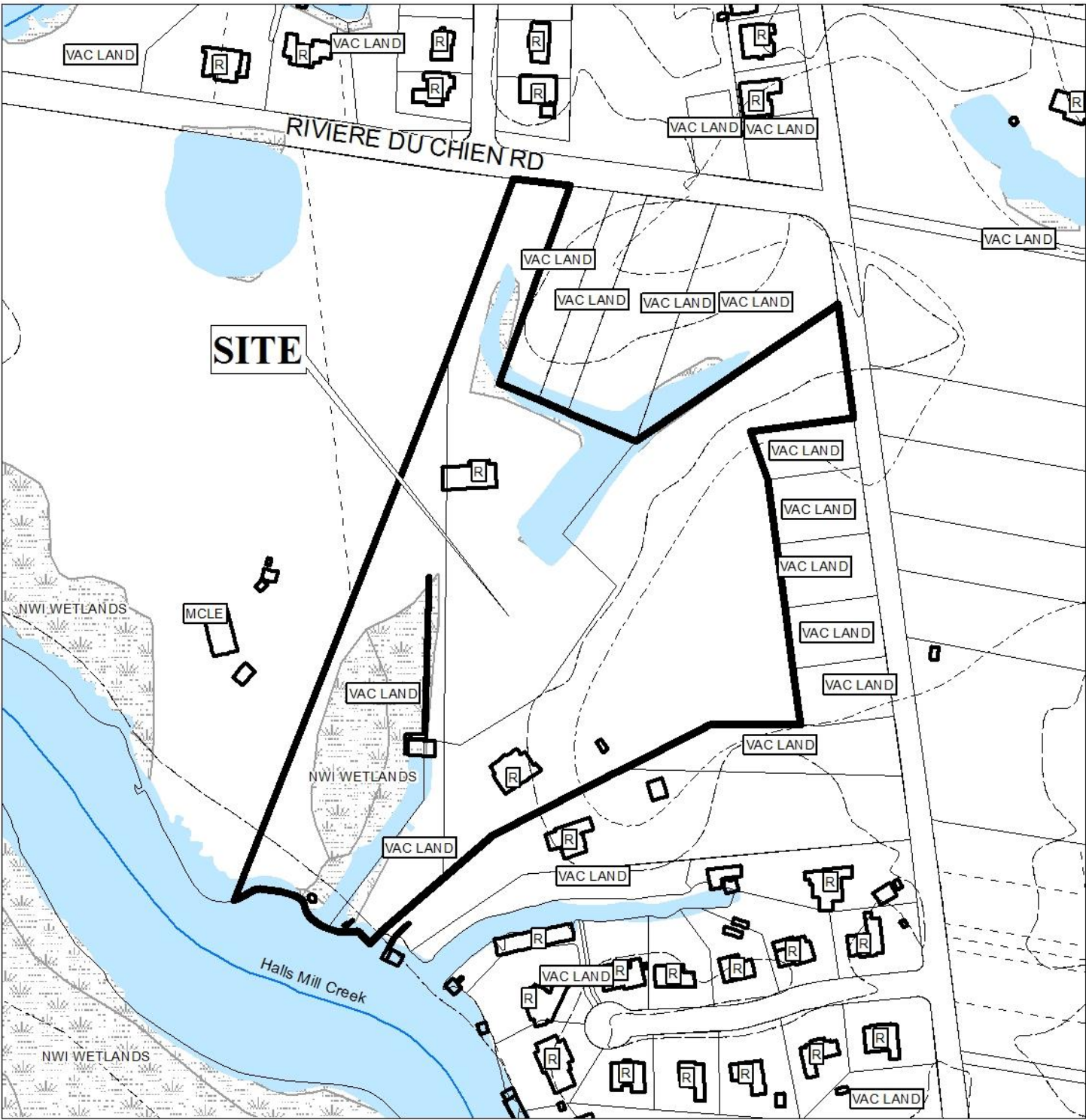
APPLICATION NUMBER 1 DATE January 21, 2016

APPLICANT Percy-Terry Subdivision Resubdivision of

REQUEST Subdivision



PERCY-TERRY SUBDIVISION RESUBDIVISION OF



APPLICATION NUMBER 1 DATE January 21, 2016

R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6

N
NTS

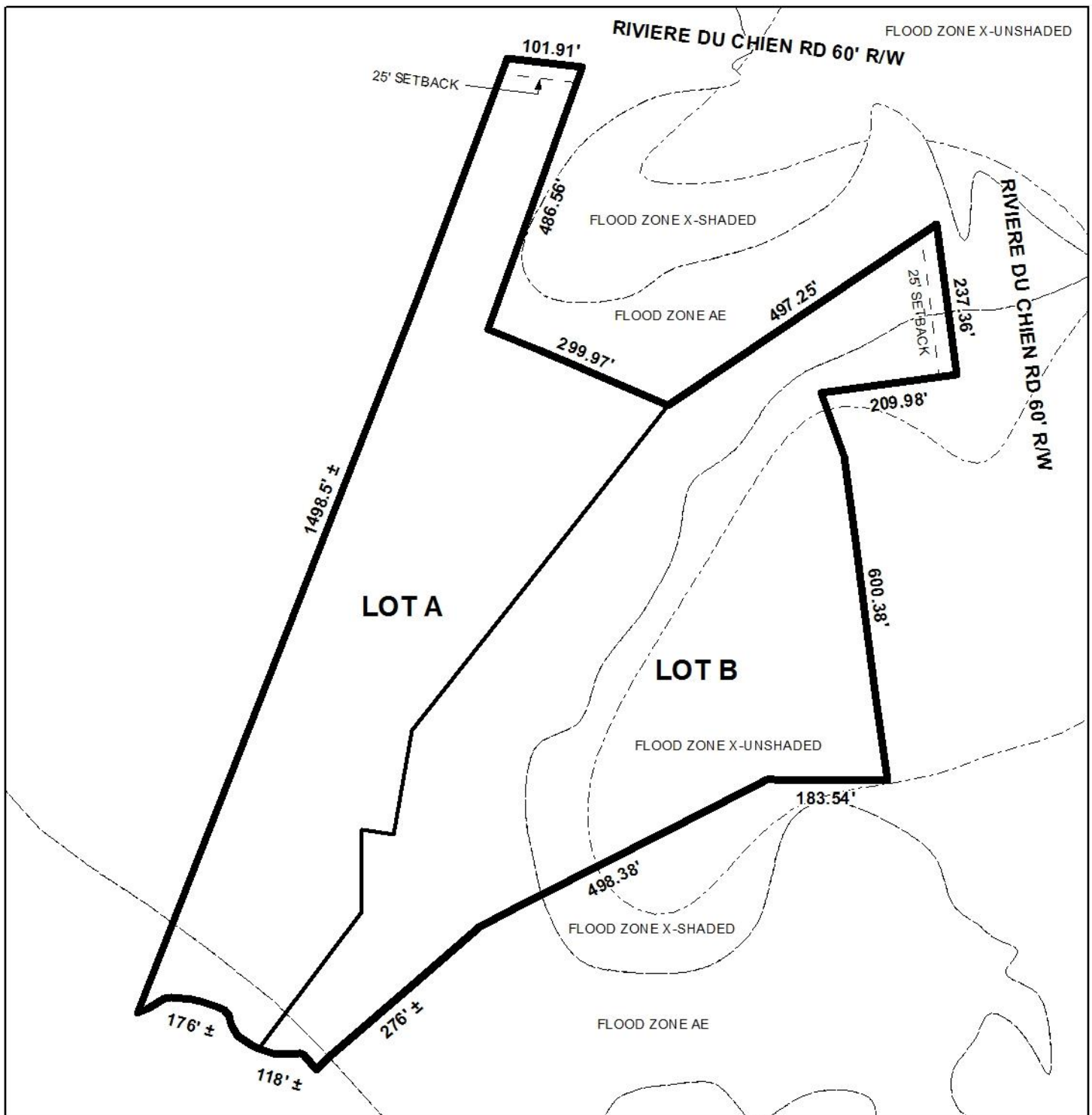
PERCY-TERRY SUBDIVISION RESUBDIVISION OF



APPLICATION NUMBER 1 DATE January 21, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE January 21, 2016

APPLICANT Percy-Terry Subdivision Resubdivision of

REQUEST Subdivision

