

## **ADDITION TO TUCKER PLACE SUBDIVISION**

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. Show and label each and every Right-Of-Way and easement on or adjacent to the proposed lots.
- C. Provide and label the monument set or found at each subdivision corner. Add CR1 and CR2 to the legend.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- 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.

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 2015-116 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).

MAWWS Comments: No Comments.

The plat illustrates the proposed 3-lot, 1.6± acre subdivision, which is located on the Southwest corner of Batre Lane and Devendel Lane, extending to the Southeast corner of Avalon Street and Devendel Lane, in Council District 7. The applicant states the site is served by city water and sewer services.

Proposed Lot 6-A was most recently the subject of Planned Unit Development approval at the January 21, 2016 meeting of the Planning Commission to amend an existing Planned Unit Development to allow reduced front and side yard setbacks, and to allow an 8' privacy wall along property lines in an existing subdivision. The purpose of this application is to create three legal lots of record from one metes-and-bounds parcel and one legal lot of record.

The proposed Lot 1 is a corner lot with frontage along Batre Lane, to the East, and Devendel Lane, to the West; proposed Lot 2 has frontage along Devendel Lane, to the North, and an unopened alley, to the West; and proposed Lot 6-A also has frontage along the unopened alley, to the West, and Gaillard Street, to the South. Batre Lane and Gaillard Street are minor streets without curb and gutter, each requiring a 60' right-of-way, and Devendel Lane is a minor street with curb and gutter requiring a 50' right-of-way. No dedication of the right-of-way will be required for Devendel Lane and Gaillard Street, however dedication on Batre Lane will be necessary: the plat appears to show dedication, but it is not labeled; the preliminary plat should be revised to illustrate a compliant 60' right-of-way width along Batre Lane, if approved.

It appears that dedication of a compliant 25' curb radius at the corner of Batre Lane and Devendel Lane is illustrated on the preliminary plat, and this information should be retained on the Final Plat, if approved.

As a means of access management, Lot 1 should be limited to two curb cuts to Devendel Lane and one curb cut to Batre Lane; Lot 2 should be limited to one curb cut to Devendel Lane; and, per previous subdivision approval of Lot 6-A, the lot should be limited to two curb cuts to Gaillard Street. Any changes in the sizes, designs, and locations of the aforementioned curb cuts are to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lots, as depicted, meet the minimum area requirements as regulated by the Subdivision Regulations, and are appropriately labeled in square feet and acres; this information should be retained on the Final Plat, or a table providing the same information should be furnished on the Final Plat, if approved.

The 25' minimum building setback line is shown on the preliminary plat for proposed Lots 1 and 2 and should also be retained on the Final Plat, if approved. It should be noted that proposed Lot 6-A, having been the subject of previous Subdivision and Planned Unit Development approvals, is illustrated with a reduced minimum building setback line and a combined side yard of less than 20 feet; to maintain such reduced setbacks and side yard widths will require new Planned Unit Development approval for the proposed subdivision, or revision of the plat to illustrate an appropriate 25' minimum building setback line and side yard setbacks will be required, prior to signing of the Final Plat.

Any additional site improvements of the proposed lots are subject to the acquisition of the appropriate land disturbance and building permits, and should comply with all applicable codes and ordinances..

Based on the preceding this application is recommended for Holdover to the May 5<sup>th</sup> meeting, with revisions or additional information to be submitted by April 12<sup>th</sup>:

- 1) Submission of a new Planned Unit Development application for the entire site.

***Revised for the May 5<sup>th</sup> meeting:***

*This application was held over from the April 7<sup>th</sup> meeting to allow the applicant to:*

- 1) *Submit a new Planned Unit Development application for the entire site.*

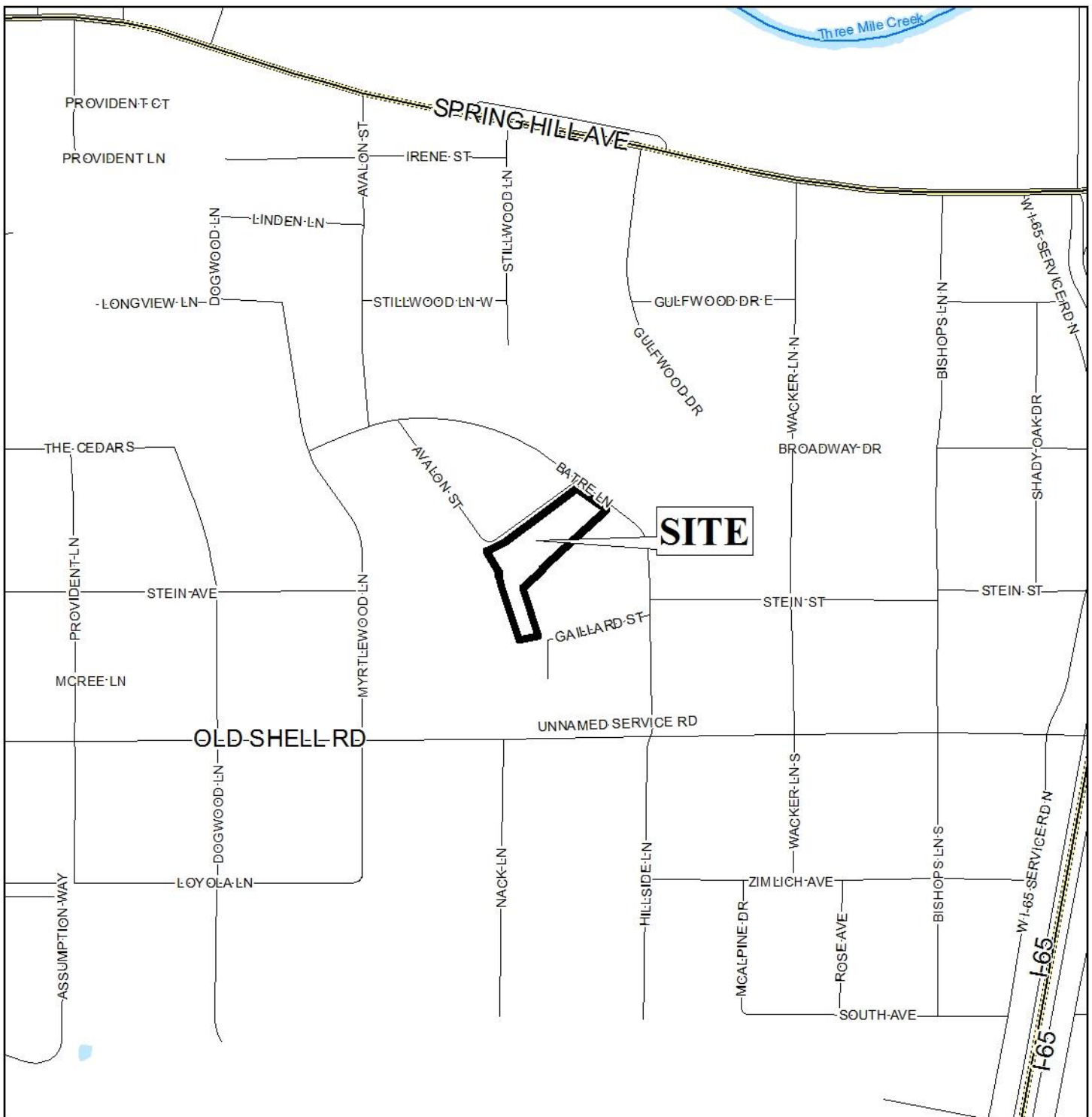
*A Planned Unit Development application was received by Staff and will be heard at the May 19<sup>th</sup> meeting of the Planning Commission. The setbacks proposed for Lot 6-A are associated with a previously approved PUD, thus the current subdivision request cannot be recorded until the new PUD process is completed, if approved.*

*Based on the preceding, this application is recommended for Tentative Approval subject to the following:*

- 1) *revision of the Final Plat to illustrate a compliant 60' right-of-way width along Batre Lane;*
- 2) *retention of the curb radii at the corner of Batre Lane and Devendel Lane;*
- 3) *placement of a note on the Final Plat stating that Lot 1 is limited to two curb cuts to Devendel Lane and one curb cut to Batre Lane, Lot 2 is limited to one curb cut to Devendel Lane, and Lot 6-A is limited to two curb cuts to Gaillard Street, with any changes in their sizes, locations, and designs to be approved by Traffic Engineering and conform to AASHTO standards;*
- 4) *retention of lot sizes in both square feet and acres on the Final Plat;*
- 5) *retention of the building setback line for each lot on the Final Plat;*
- 6) *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) *Show and label each and every Right-Of-Way and easement on or adjacent to the proposed lots.*
  - C) *Provide and label the monument set or found at each subdivision corner. Add CR1 and CR2 to the legend.*
  - D) *Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*
  - E) *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.*
  - F) *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. G) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. 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.);*
- 7) compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
  - 8) 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 2015-116 and City Code Chapters 57 and 64).);*
  - 9) 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).);*
  - 10) completion of a Planned Unit Development prior to signing of the Final Plat; and*
  - 11) compliance with all municipal codes and ordinances.*

# LOCATOR MAP



APPLICATION NUMBER 1 DATE May 5, 2016

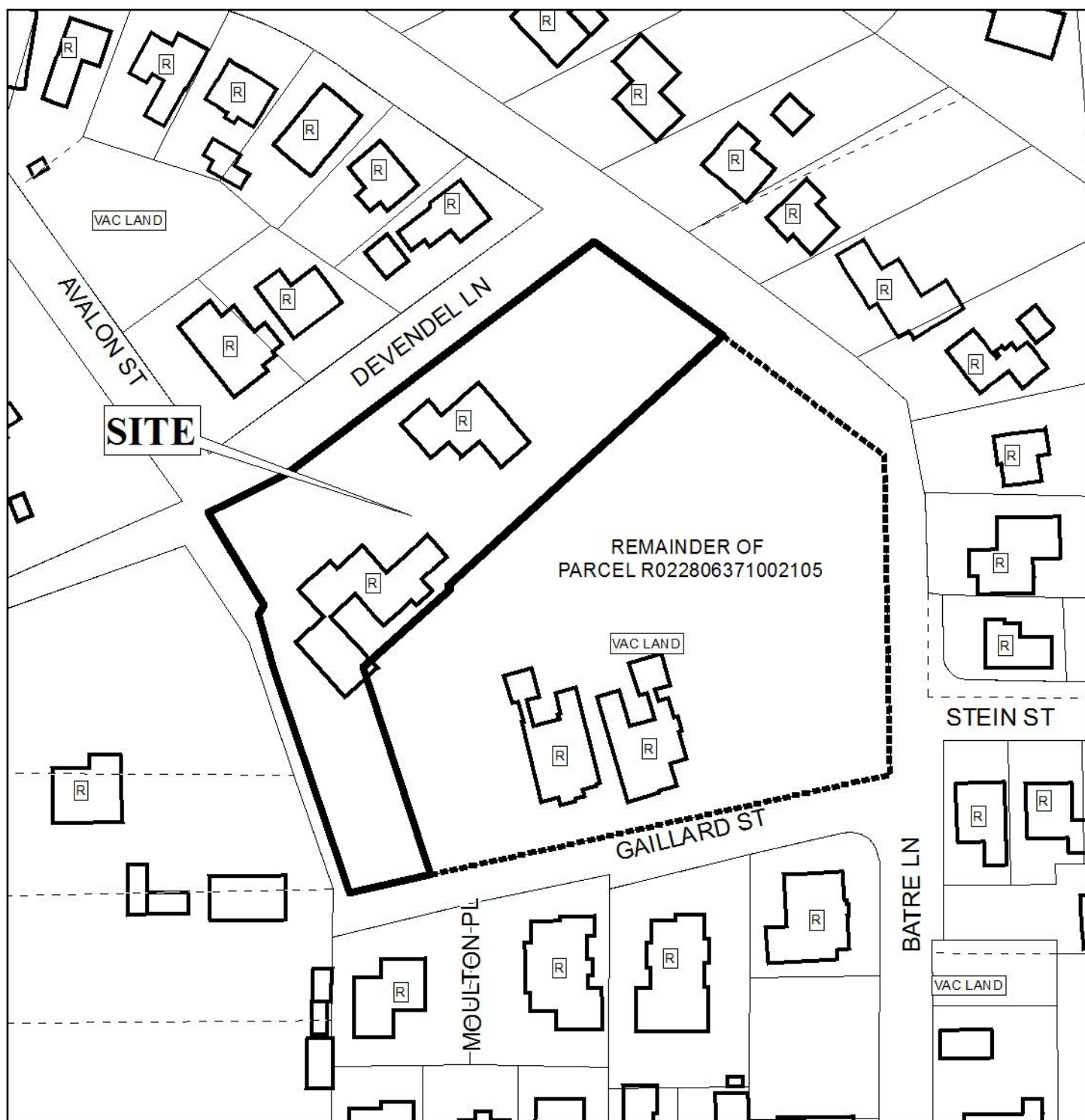
APPLICANT Tucker Place Subdivision, Addition to

REQUEST Subdivision



NTS

# TUCKER PLACE SUBDIVISION, ADDITION TO



APPLICATION NUMBER 1 DATE May 5, 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





# TUCKER PLACE SUBDIVISION, ADDITION TO

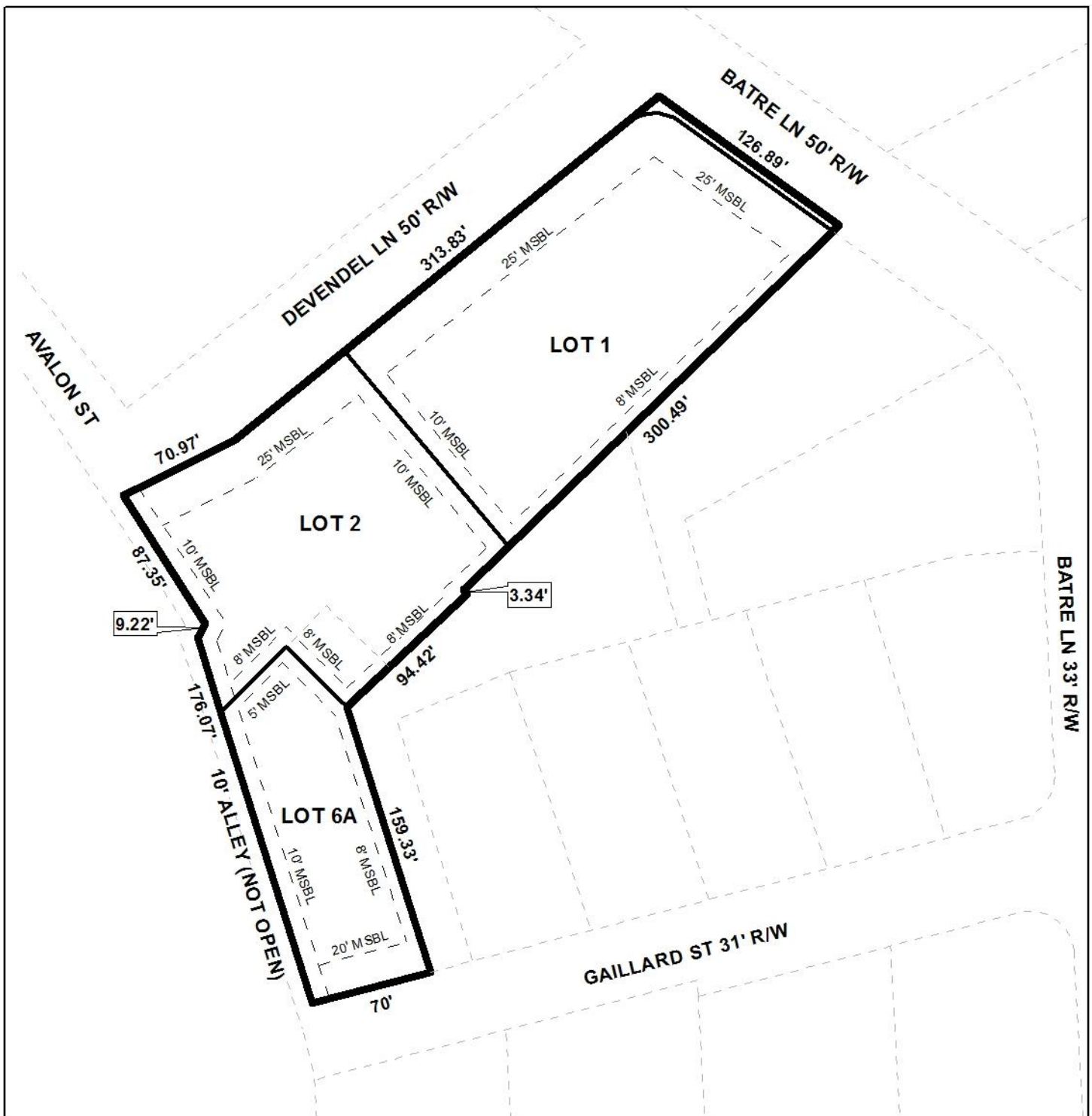


APPLICATION NUMBER 1 DATE May 5, 2016





# DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE May 5, 2016

APPLICANT Tucker Place Subdivision, Addition to

REQUEST Subdivision

