

BRENT ACRES SUBDIVISION, RESUBDIVISION OF LOTS 3 AND 4

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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Show and label existing Lot 3, Brent Acres.
- D. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- E. 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: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer services 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 4-lot, 3.1± acre subdivision, which is located on the North side of Riviere du Chien Court, 220'± West of Spanish Alley, in Council District 4. The applicant states the site is served by city water and sewer services.

The purpose of this application is to subdivide two existing legal lots of record into four legal lots of record. Brent Acres Subdivision was approved by the Commission in May, 2015, as a 4-lot Subdivision with two smaller lots and two larger lots. The applicant now proposes to create three lots from recorded Lot 3. Recorded Lot 4 is to be retained in its currently-recorded size and shape but with corrected dimensions from those on the previously-recorded plat.

The site fronts onto Riviere du Chien Court, a minor street with a substandard 40' right-of-way. Dedication was recorded via the original Subdivision to provide 25' from the centerline of Riviere du Chien Court; therefore, no further dedication would be required. The plat indicates

the 25' minimum building setback line along Riviere du Chien Court and this should be retained on the Final Plat.

As a means of access management, the Final Plat should retain the note stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards.

Each lot meets the minimum area and width requirements of the Subdivision Regulations. As on the preliminary plat, the Final Plat should also label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along Riviere du Chien Court;
- 2) retention of the note on the Final Plat stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the labeling of each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) subject to the 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Show and label existing Lot 3, Brent Acres. D. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.];*
- 5) subject to the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 6) subject to the 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).];* and
- 7) subject to the 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)].*

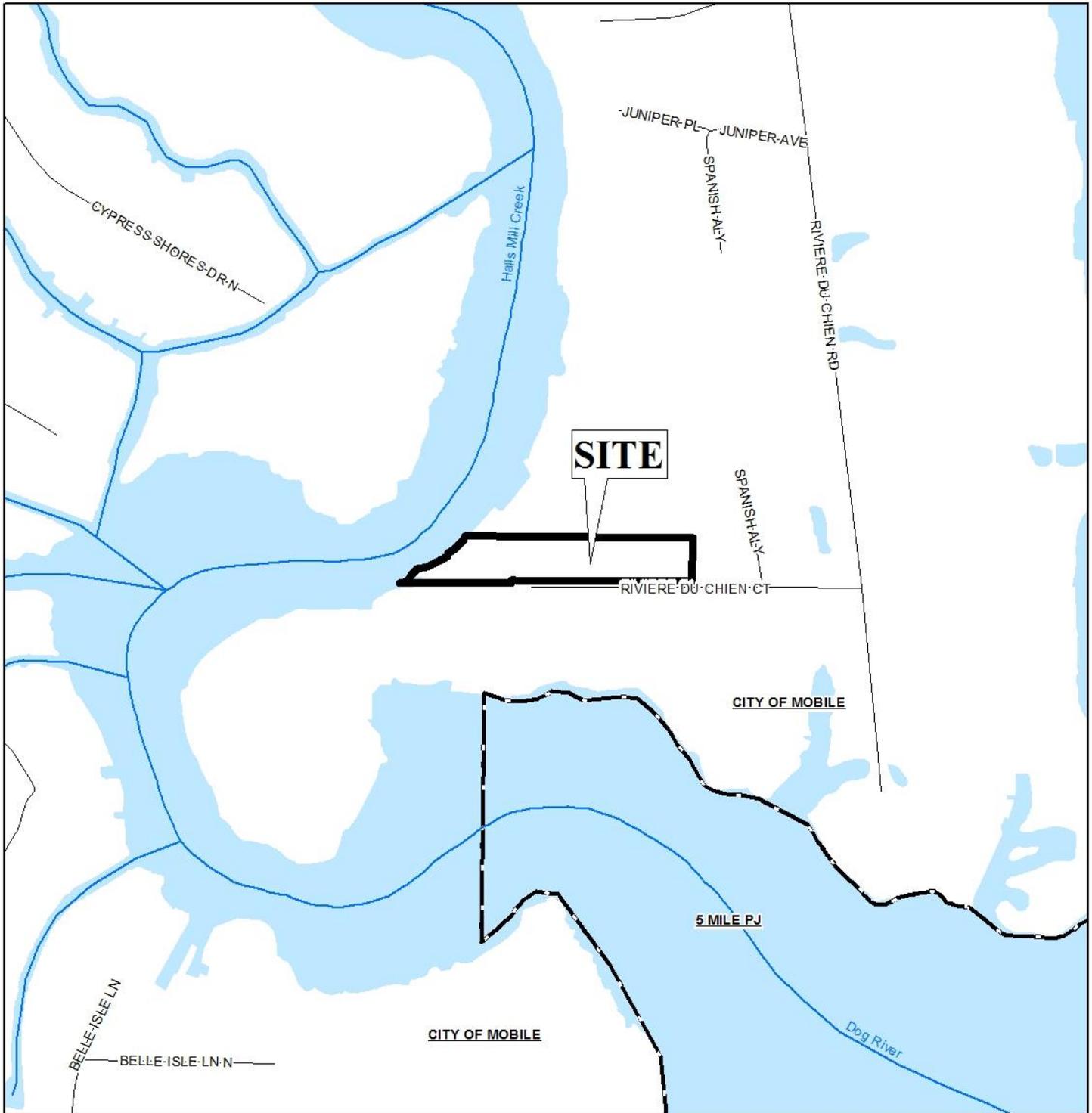
Revised for the May 19th meeting:

This application was heldover from the May 5th meeting due to improper notification, which has been corrected. As no revisions have been submitted and no conditions have changed within the area, the original recommendation and conditions would stand.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along Riviere du Chien Court;*
- 2) retention of the note on the Final Plat stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards;*
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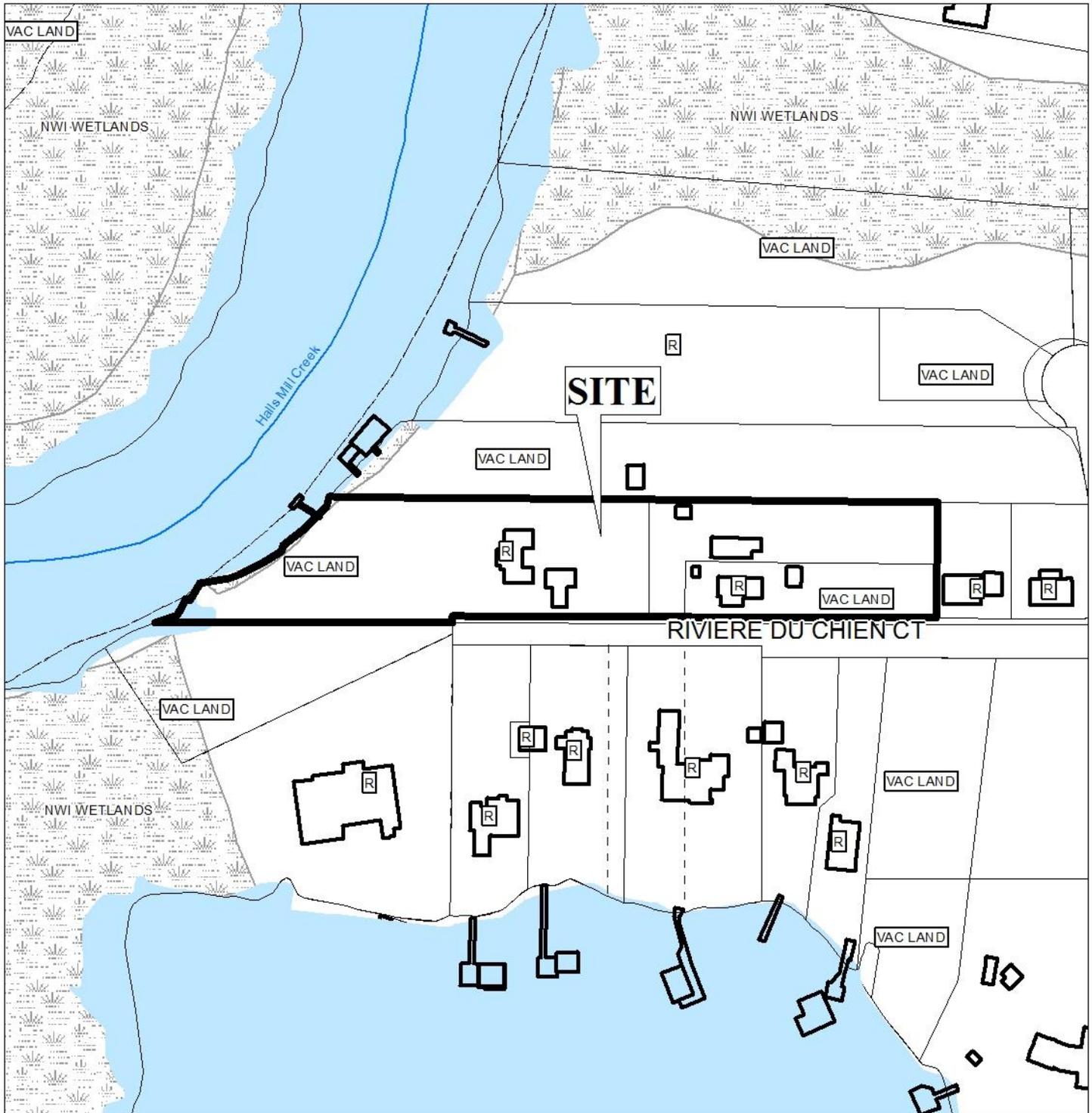
LOCATOR MAP



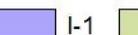
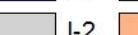
APPLICATION NUMBER 2 DATE May 5, 2016
APPLICANT Brent Acres Subdivision, Resubdivision of Lots 3 and 4
REQUEST Subdivision



BRENT ACRES SUBDIVISION RESUBDIVISION OF LOTS 3 AND 4

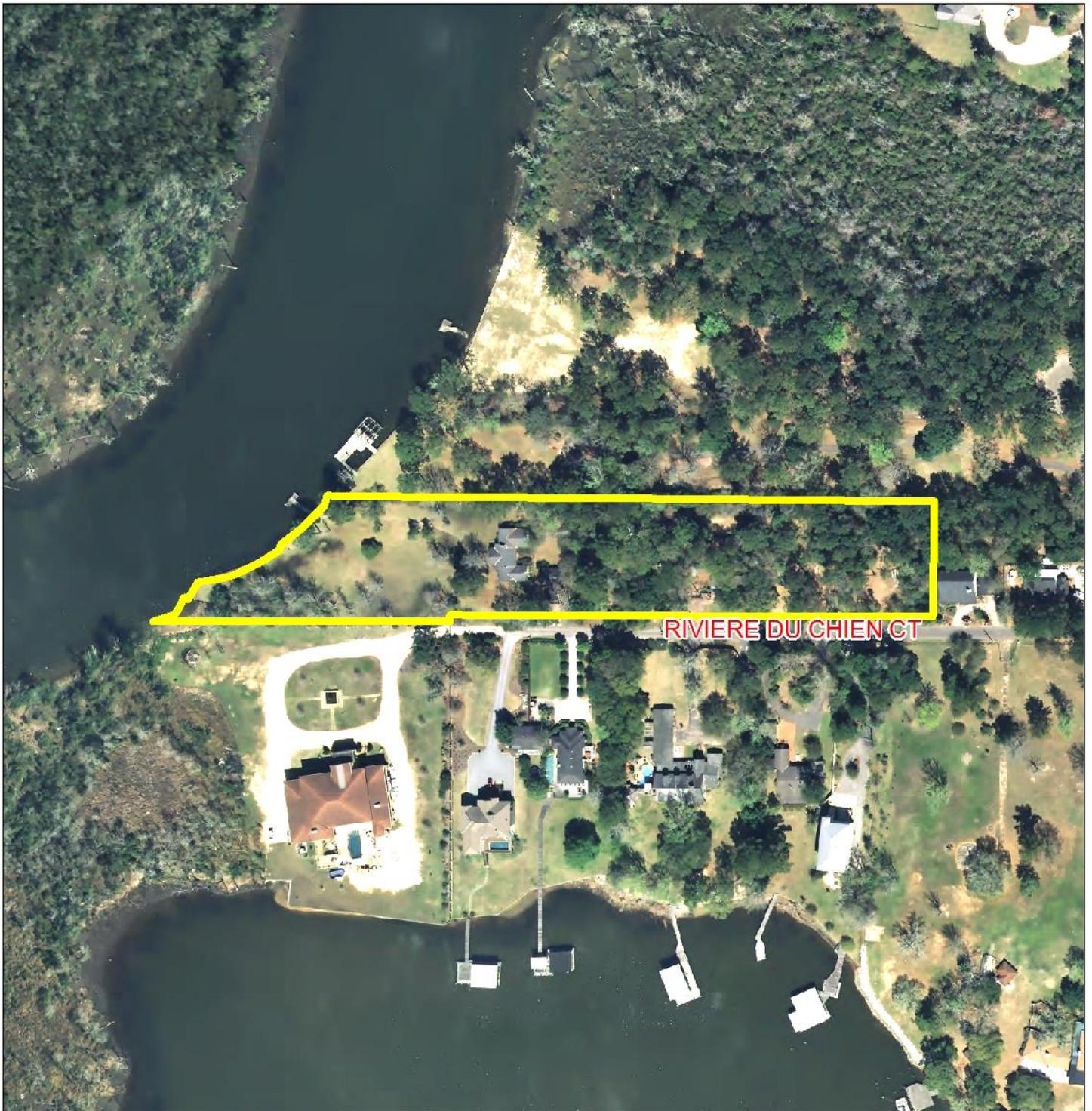


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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



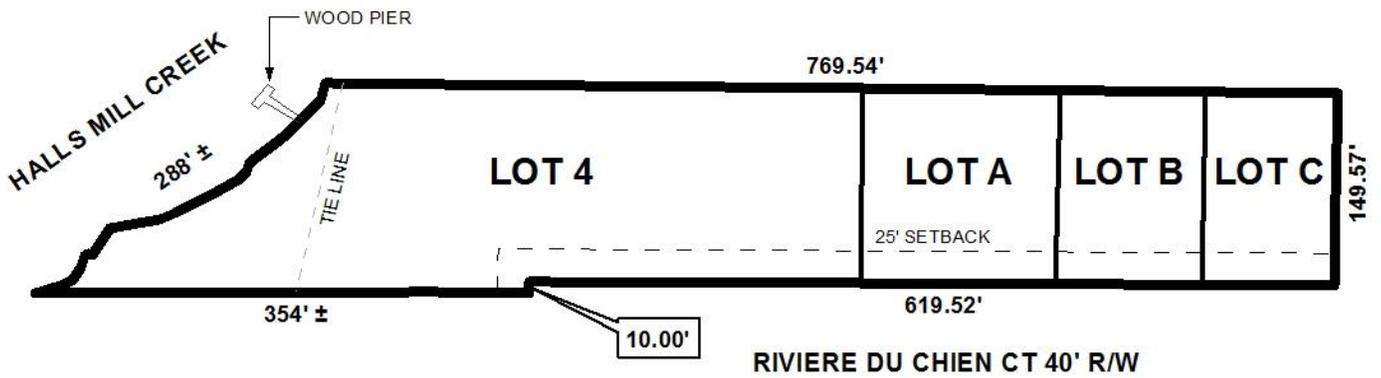
**BRENT ACRES SUBDIVISION
RESUBDIVISION OF LOTS 3 AND 4**



APPLICATION NUMBER 2 DATE May 5, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE May 5, 2016
APPLICANT Brent Acres Subdivision, Resubdivision of Lots 3 and 4
REQUEST Subdivision

