

## **CLSK SUBDIVISION**

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

- A. Revise NOTE 9: 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.
- B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.
- D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot is limited to one two-way curb cut, or two one-way curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 2009 International Fire Code, as adopted by the City of Mobile.

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for additional 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 1 lot, 1.4 ± acre subdivision which is located on the South side of Springhill Avenue, 350'± West of Columbia Street, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create one legal lot of record from two metes-and-bounds parcels.

The site fronts Springhill Avenue, a proposed major street as illustrated on the Major Street Plan Component of the Comprehensive Plan. Springhill Avenue is depicted with an adequate 100-foot right-of-way, thus no dedication is required.

The proposed lot currently has 2 existing curb-cuts to Springhill Avenue. If approved, a note should be placed on the Final Plat stating that the lot is limited to one two-way curb-cut, or 2

one-way curb-cuts onto Springhill Avenue with size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lot exceeds the minimum size requirements of Section V.D.2. of the Subdivision Regulations. However, it does not meet the 3.5 width to depth ratio, proposing instead a  $4.8 \pm$  width to depth ratio; thus, a waiver for Section V.D.3 of the Subdivision Regulations will be required. The plat currently depicts the lot size in acres but not in square feet. If approved, revisions should be made to depict the lot size in square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

The 25-foot minimum building setback line, required in Section V.D.9. of the Subdivision Regulations, is not depicted or noted on the plat. If approved, revisions should be made on the Final Plat to illustrate the 25' minimum building setback line.

It should be pointed out that although this application is for a 1-lot Subdivision the site is currently developed with 2 existing structures; however, the applicant has submitted a land disturbance permit and a building permit for new construction as well as a right-of-way permit to repair the sidewalk.

Due to the fact the site is adjacent to residential zoned property, located south, across the railroad tracks, a 6' high 10' wide vegetative buffer or a 6' wooden privacy fence will be required along the southern boundary of the site.

The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

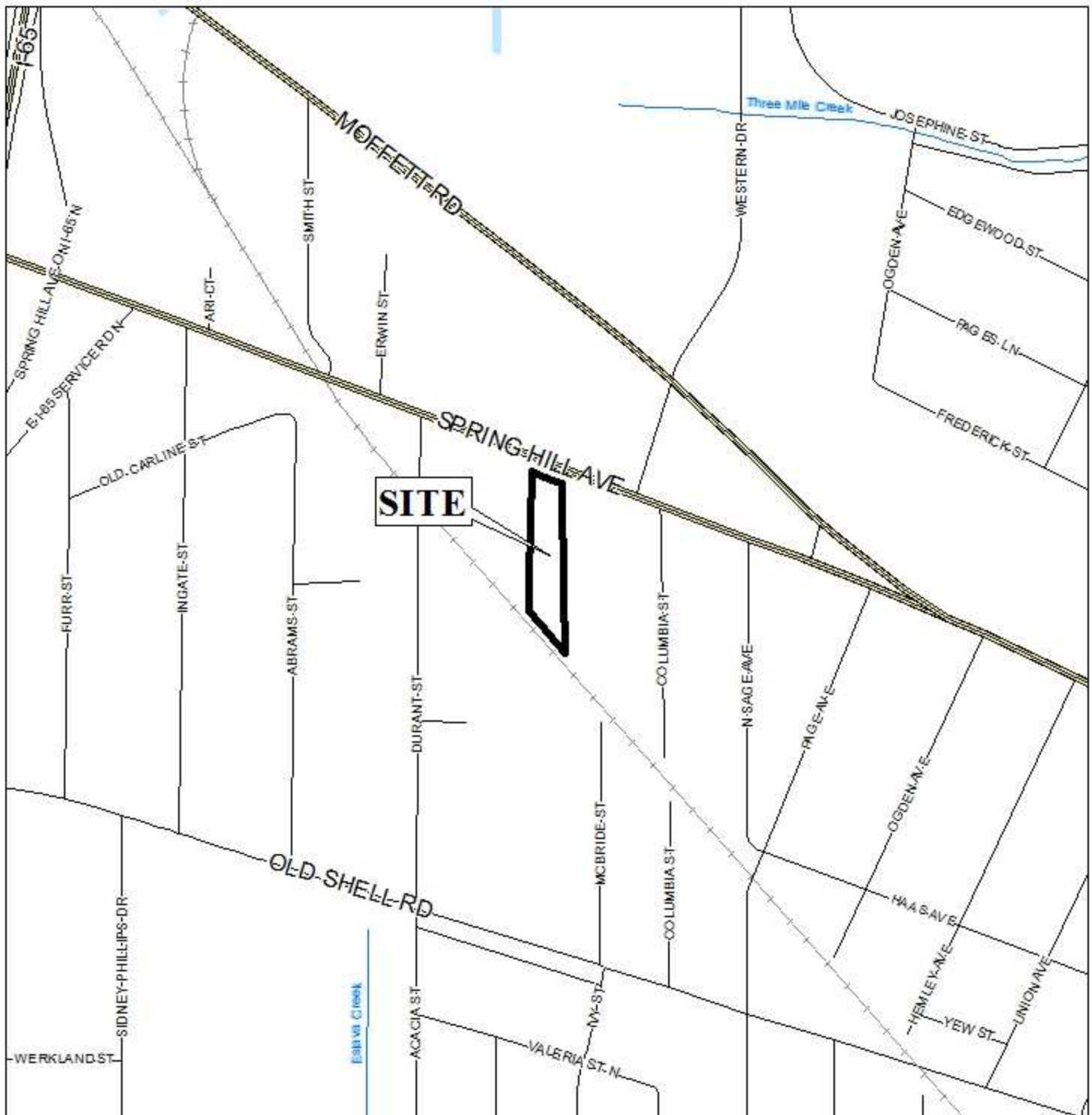
With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) illustration of the 25' minimum building setback line along Springhill Avenue on the Final Plat;
- 2) the labeling of the lot with the size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 3) the placement of a note on the Final Plat stating that the site is limited to one two-way curb-cut, or 2 one-way curb-cuts onto Springhill Avenue with size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) placement of a note on the Final Plat stating that a buffer in compliance with Section V.A.8. of the Subdivision Regulations will be required;
- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities;
- 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. *Revise NOTE 9: 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. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature."*;

- 7) compliance with Traffic Engineering comments: *"Lot is limited to one two-way curb cut, or two one-way curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance."*;
- 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 61-929 and City Code Chapters 57 and 64)."*;
- 9) compliance with Fire comments: *"All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile"*; and
- 10) full compliance with all municipal codes and ordinances.

# LOCATOR MAP



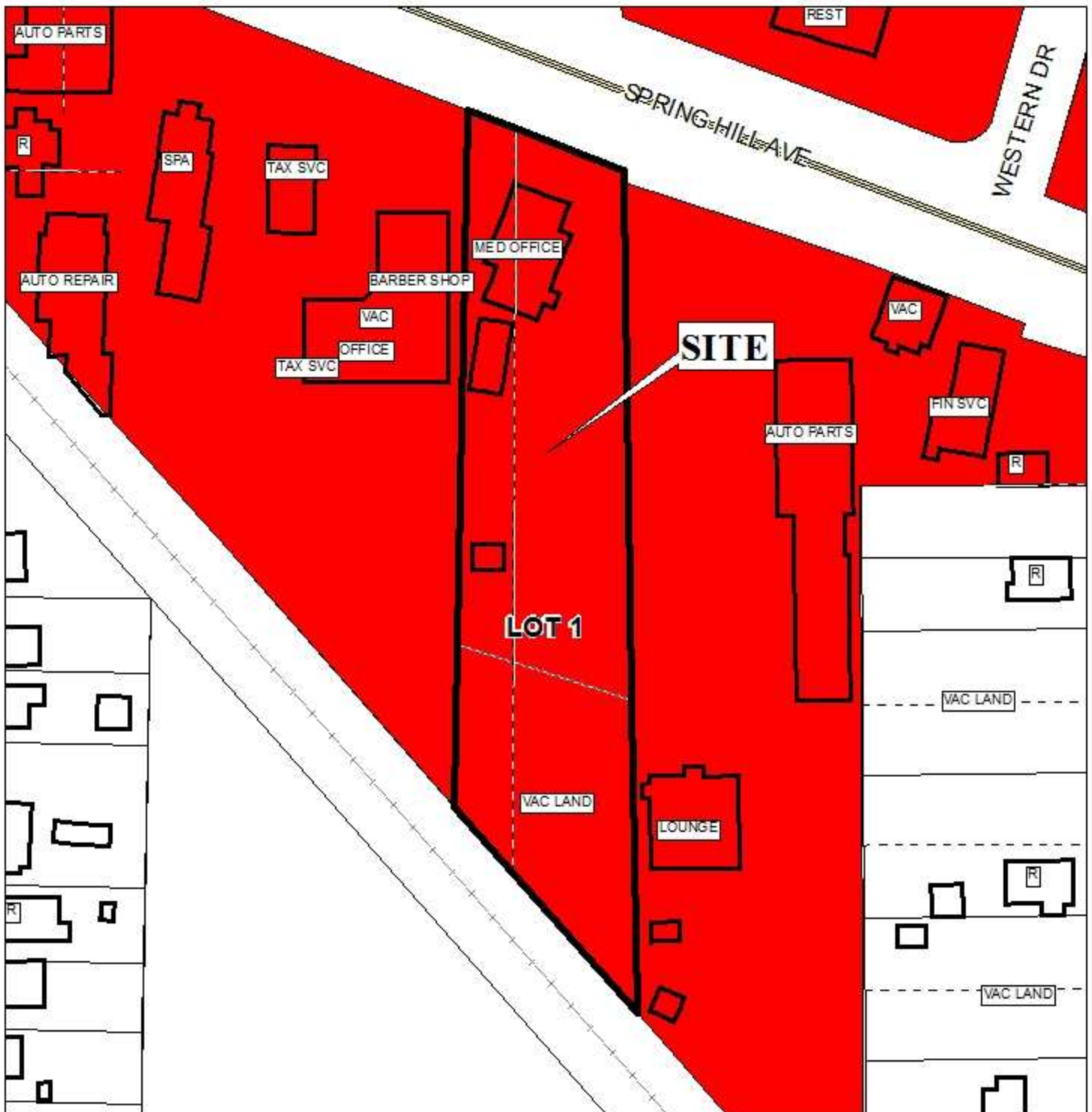
APPLICATION NUMBER 3 DATE November 6, 2014

APPLICANT CLSK Subdivision

REQUEST Subdivision



# CLSK SUBDIVISION



APPLICATION NUMBER 3 DATE November 6, 2014

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





# CLSK SUBDIVISION



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