

CREOLE COMMONS SUBDIVISION

Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from the Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045).

Traffic Engineering Comments: Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

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-Rescue 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.

The plat illustrates the proposed 1 lot, 1.46± acre subdivision which is located on the North side of Sayner Road, 60'± North of Flowers Drive and is located in Council District 4. The applicant states that the subdivision is served by public water and an individual septic system.

The purpose of this application is to create a legal lot of record from three existing legal lots of record. The proposed lot will meet the minimum area requirements of the Subdivision Regulations. The lot size should be retained in square feet and acres on the Final Plat, as on the preliminary plat, if approved.

The site fronts onto Sayner Avenue, a minor street with a right-of-way of 34 feet. According to the Subdivision Regulations, minor streets should have a right-of-way width of 50 feet. As this is an established subdivision, the 25' setback line should be located to allow for a future right-of-way width of 50 feet.

The site has two existing curb-cuts onto Sayner Avenue; no additional curb cuts should be allowed. Any modification regarding the size, design or location of the curb-cuts must be approved by Traffic Engineering and comply with AASHTO standards.

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.

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

- 1) placement of the 25 foot minimum setback line to reflect a future right of way width of 50 feet;
- 2) placement of a note on the Final Plat stating that the proposed lot is limited to two curb-cuts to Sayner Avenue with the size, design and location to be approved by Traffic Engineering and to conform with AASHTO standards;
- 3) depiction and labeling of the lot size in square feet on the final plat;
- 4) placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 5) compliance with Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & 65-045). and;
- 6) compliance with Fire-Rescue 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).

Revised for the January 3, 2013 meeting:

The Planning Commission heldover the application from the February 7, 2013 meeting to allow verification of alleged property line issues. No new information has been submitted since that time, and as such, the previous recommendation remains the same.

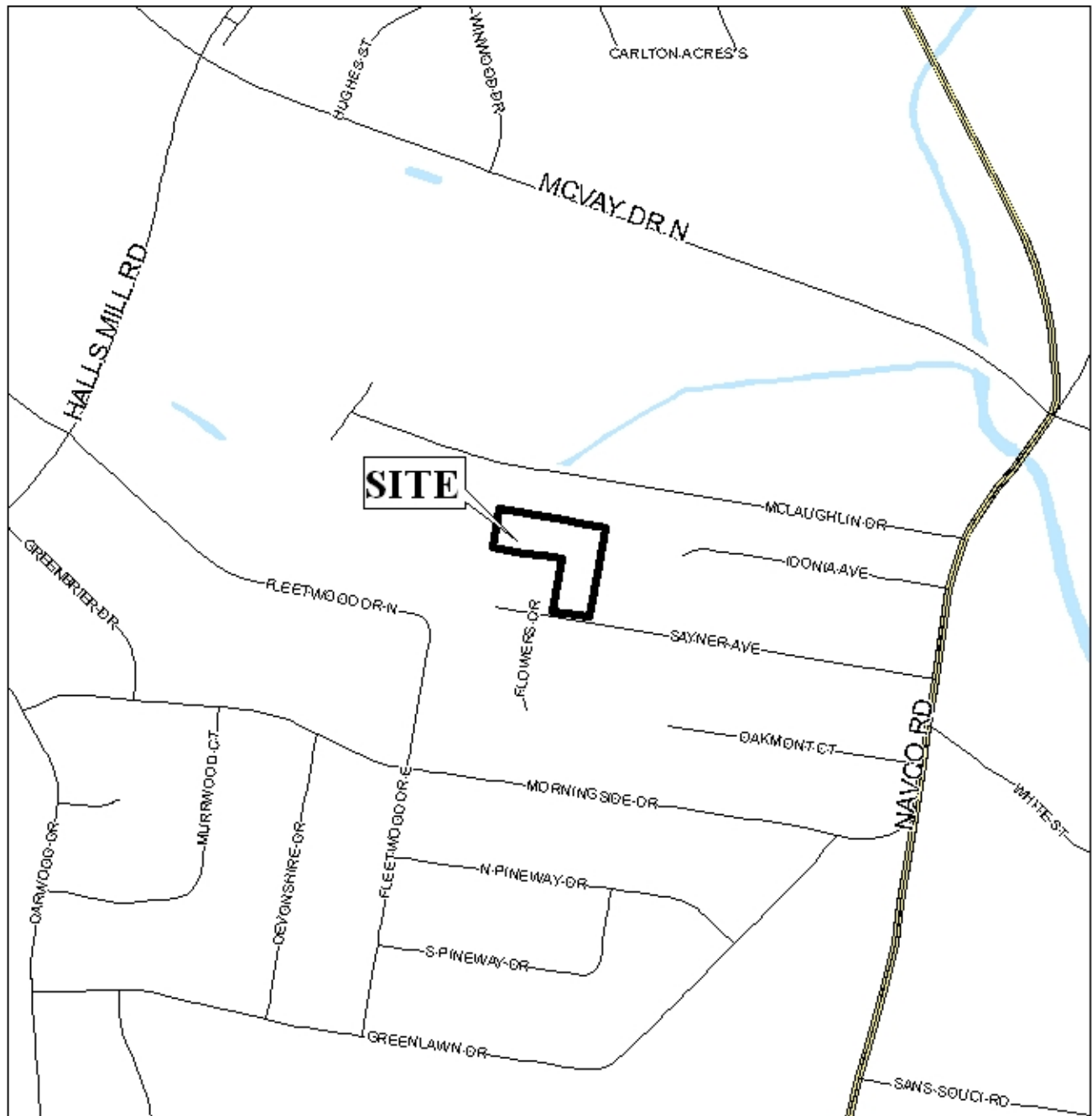
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- 1) *placement of the 25 foot minimum setback line to reflect a future right of way width of 50 feet;*
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- 4) *placement of a note on the final plat stating that development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;*
- 5) *compliance with Engineering Comments: 1. Provide all of the required information on the Final Plat (i.e. signature blocks, signatures, certification statements, legal description, required notes). 2. Provide a signature block and signature from Traffic Engineering Department. 3. Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance*

with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & 65-045). and;

- 6) compliance with Fire-Rescue 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).*

LOCATOR MAP



APPLICATION NUMBER 16 DATE February 7, 2013

APPLICANT Creole Commons Subdivision

REQUEST Subdivision



CREOLE COMMONS SUBDIVISION



APPLICATION NUMBER 16 DATE February 7, 2013

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



CREOLE COMMONS SUBDIVISION



APPLICATION NUMBER 16 DATE February 7, 2013



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