

## **MOORE-SUSSEX PLACE ESTATES SUBDIVISION**

Engineering Comments: FINAL PLAT 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. 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.
- D. 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.
- E. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- F. Provide a copy of the revised original Final Plat and the original when submitting for City Engineer signature.

Traffic Engineering Comments: Each lot is denied access to Sussex Drive and limited to access on the existing rear drive as illustrated on the nonreciprocal easement.

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 2-lot, 0.2± acre subdivision which is located on the North side of Sussex Drive, 95'± East of Center Drive. The applicant states the property is served by public water and sewer.

The original subdivision creating the lots was approved by the Planning Commission at its November 1, 1979 meeting. At its April 3, 2008 meeting, the Planning Commission approved a 2-lot re-subdivision of three lots of the original subdivision. The purpose of this application is to relocate an interior lot line between two legal lots of record.

The proposed lots have frontage on Sussex Drive, a minor street with curb and gutter requiring a right-of-way width of 50 feet. The preliminary plat illustrates an existing right-of-way width of 50 feet; therefore, no additional dedication should be required.

It should be noted that each proposed lot is accessed via a private alley in the rear of the property, the result of an 18' reciprocal easement; and, as such, access to Sussex Drive should be denied.

The proposed lots do not meet the minimum size requirements of Section V.D.2. of the Subdivision Regulations; however, a waiver of Section V.D.2. may be appropriate due to previous approval of substandard lot sizes at this location, as well as previous subdivision approvals establishing substandard lots in the immediate vicinity. The lot sizes are illustrated in both square feet and acres, which is information that should be retained on the Final Plat, or a table furnishing the same information should be provided, if approved.

The 25-foot minimum building setback is illustrated on the preliminary plat. If approved, this information should be retained on the Final Plat.

With regards to a note on the preliminary plat stating the lots are approved for 0' side yard setbacks, the subdivision was originally approved at the November 1, 1979 meeting of the Planning Commission, prior to the adoption of regulations regarding Planned Unit Development; and, as such, similar approval of reduced side yard setbacks may be appropriate. If approved, the note should be retained on the Final Plat.

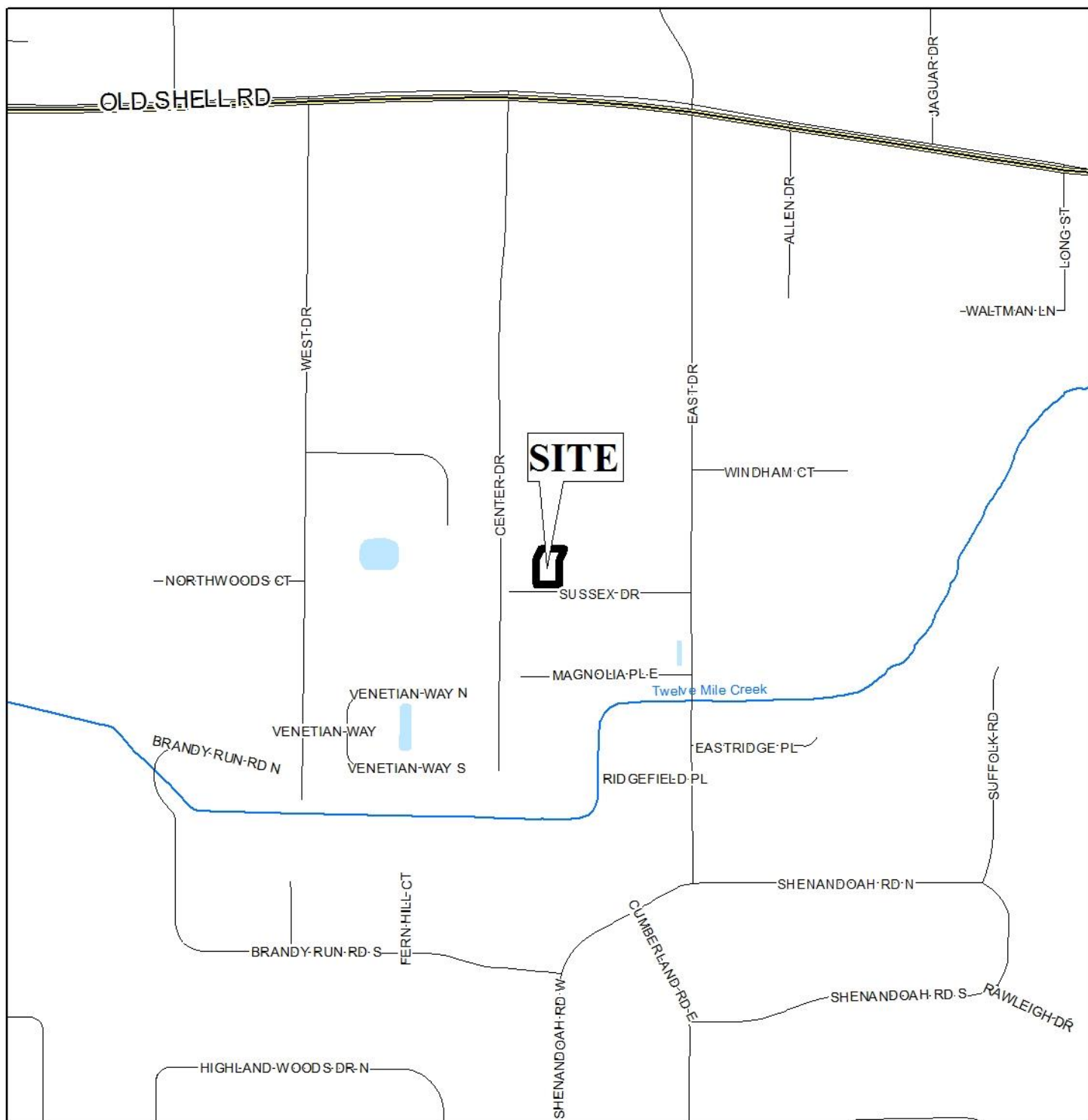
Finally, in addition to the aforementioned reciprocal easement, there is a 150 s.f. utility easement behind the 25' minimum building setback line and along the East property line of proposed Lot B, as well as a 5' easement within the 25' minimum building setback line also on proposed Lot B; and a 5' gas line easement is illustrated in the rear of both proposed lots. As such, a note should be placed on the Final Plat, if approved, that no structures will be erected in any easements.

Based on the preceding, and with a waiver of Section V.D.2., the plat is recommended for Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that lots A and B are denied access to Sussex Drive;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) a note placed on the Final Plat stating that no structures will be erected in any easements;
- 5) compliance with Engineering comments: (*FINAL PLAT 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) 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. D) 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. E) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. F) Provide a copy of the revised original Final Plat and the original when submitting for City Engineer signature.);*
- 6) *compliance with Traffic Engineering comments: (Each lot is denied access to Sussex Drive and limited to access on the existing rear drive as illustrated on the nonreciprocal easement.);*
  - 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 2015-116 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).);*
  - 9) *completion of the subdivision process prior to any requests for new construction; and*
  - 10) *compliance with all applicable codes and ordinances.*

# LOCATOR MAP



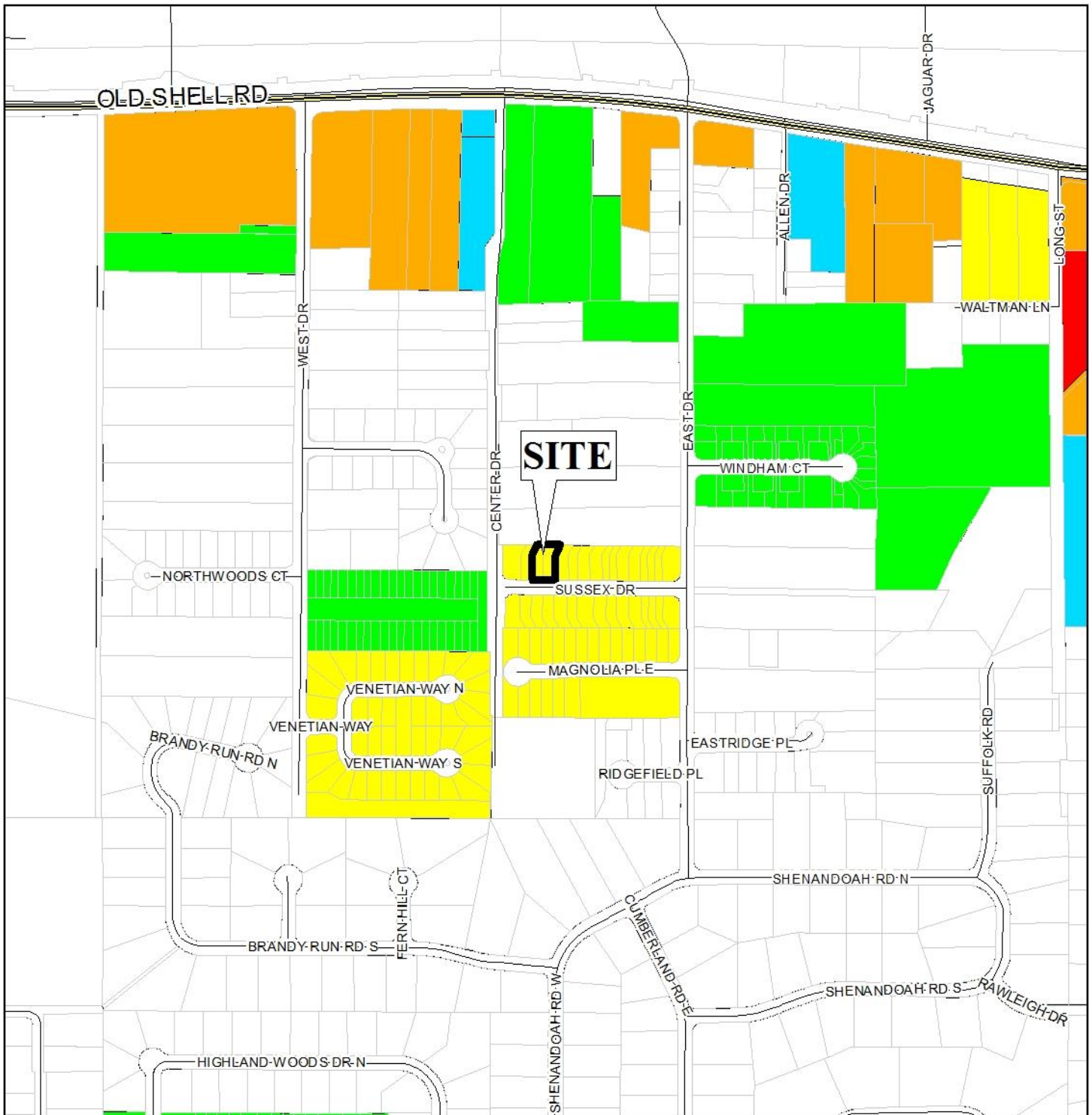
APPLICATION NUMBER 3 DATE August 18, 2016

APPLICANT Moore - Sussex Place Estates Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE August 18, 2016

APPLICANT Moore - Sussex Place Estates Subdivision

REQUEST Subdivision



# MOORE - SUSSEX PLACE ESTATES SUBDIVISION



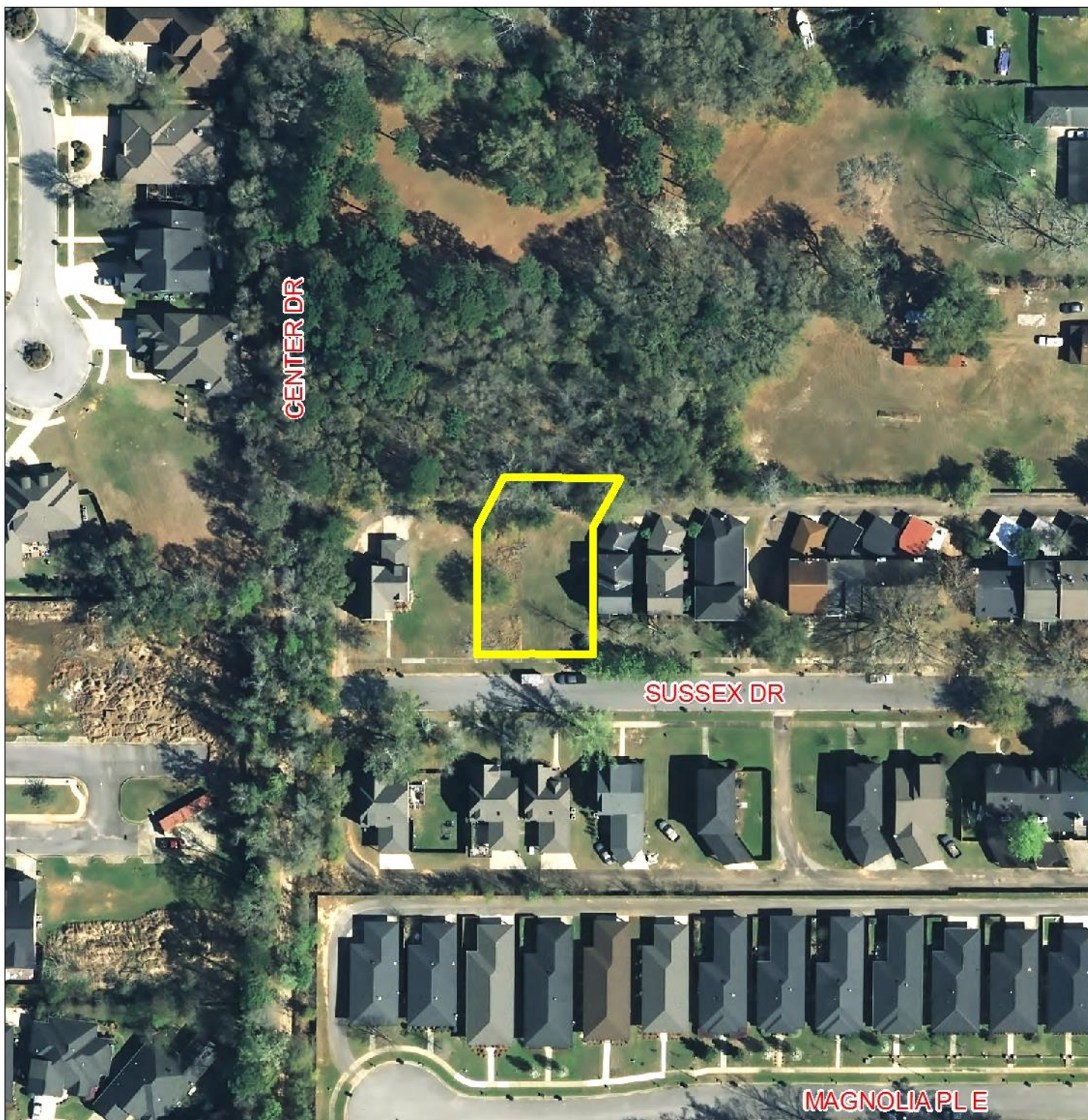
APPLICATION NUMBER 3 DATE August 18, 2016

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





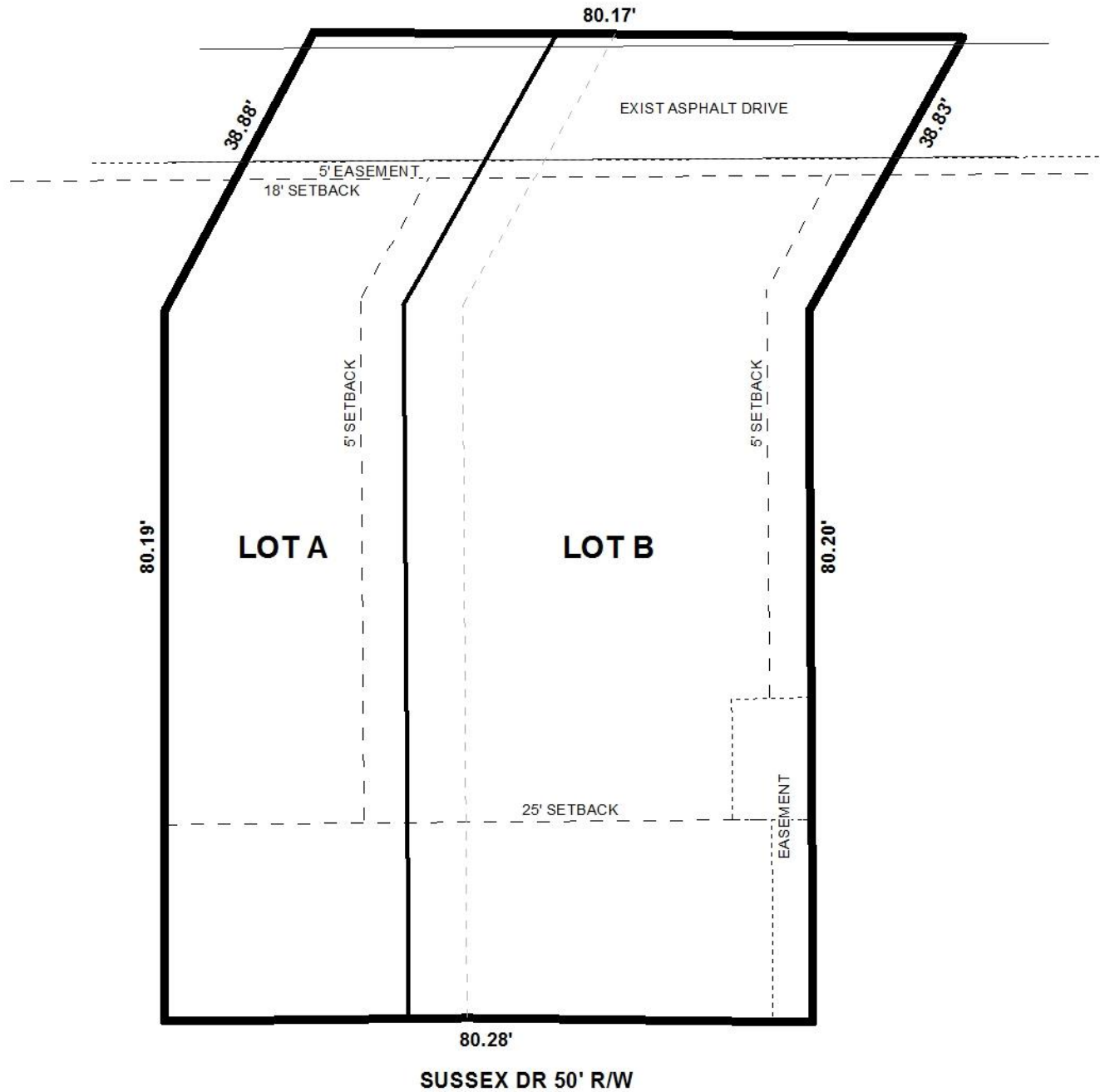
# MOORE - SUSSEX PLACE ESTATES SUBDIVISION



APPLICATION NUMBER 3 DATE August 18, 2016



# DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE August 18, 2016  
APPLICANT Moore - Sussex Place Estates Subdivision  
REQUEST Subdivision

