

SIGLER FAMILY DIVISION 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 a signature block for all three (3) owners listed.
- C. Show and label the proposed LOT designation.
- D. Show and label the existing Lot 11M that is listed in the written legal description.
- E. Review and revise the written legal description to include a written bearing and distance for the entire north property line.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the Planning Commission.
- H. Revise the signature block for the Mobile City Planning (Dept.) to be Mobile City Planning Commission.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. 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.
- K. 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.
- L. 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.
- M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot is limited to one curb cut per street frontage, with 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-Rescue 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).

MAWSS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for **additional** sewer service has not been applied for. MAWSS cannot

guarantee **additional** sewer service until the Capacity application is approved by Volkert Engineering, Inc.

Map for Mobile Development Area(s) and Intent: Traditional Neighborhood

- Better connectivity to neighborhoods centers with accessibility to retail and services
- Appropriately scaled and designed infill development, including housing in a variety of configurations
- More sidewalks and streetscaping
- Protections for historic properties
- Increased protections for existing traditional development

The plat illustrates the proposed 1-lot, 0.3± acre subdivision which is located on the Northwest corner of Baltimore Street and South Scott Street, within Council District 3. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one legal lot of record from one metes and bounds parcel.

The proposed lot fronts Baltimore Street and South Scott Street; both of which are minor streets with curb and gutter. As minor streets, Baltimore Street and South Scott Street require a 50' right-of-way width. The right-of-way width of South Scott Street, as indicated on the preliminary plat, reflects compliance with minor street standards and if approved, should be retained on the Final Plat. The right-of-way width of Baltimore Street is indicated as being 48'. If approved, the Final Plat should be revised to provide dedication to provide 25' to the centerline along Baltimore Street, as shown on the preliminary plat. The preliminary plat illustrates dedication of the corner radii as per Section V.D.6. of the Subdivision Regulations. If approved, the dedications should also be illustrated on the Final Plat.

A 25-foot minimum building setback line is depicted on the preliminary plat along Baltimore Street and, if approved should be retained on the Final Plat. It should be noted that the applicant has requested a waiver of Section V.D.9. of the Subdivision regulations for the South Scott Street side setback to allow a 12' setback along South Scott Street. Section V.D.9. of the Subdivision Regulations require a 25' building setback; however, Section 64-4.D.3. of the Zoning Ordinance allows for reduced setbacks for a side street on a corner lot. If approved, the 12' minimum setback line along South Scott Street should be retained on the Final Plat.

The proposed lot exceeds the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in acres. If approved, the lot size information should be depicted in both square feet and acres on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the proposed lot is limited to one curb cut per street frontage, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

Based upon the preceding and with a waiver of Section V.D.9. of the Subdivision Regulations to allow for Zoning Ordinance compliant setbacks, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 25' minimum building setback line along Baltimore Street;

- 2) Retention of the 12' minimum building setback line along South Scott Street;
- 3) Provision of the lot size information in both square feet and in acres;
- 4) Placement of a note on the Final Plat stating that the proposed lot is limited to one curb cut per street frontage, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.
- 5) Dedication along Baltimore Street, as depicted in the preliminary plat;
- 6) Provision of the corner radius, as depicted on the preliminary plat;
- 7) 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 a signature block for all three (3) owners listed. C. Show and label the proposed LOT designation. D. Show and label the existing Lot 11M that is listed in the written legal description. E. Review and revise the written legal description to include a written bearing and distance for the entire north property line. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Planning Commission. H. Revise the signature block for the Mobile City Planning (Dept.) to be Mobile City Planning Commission. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. K. 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. L. 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. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*
- 8) Compliance with Traffic Engineering comments (*Lot is limited to one curb cut per street frontage, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*
- 9) 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).); and*
- 10) Compliance with Fire Department comments and placement of a note (*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).*

LOCATOR MAP



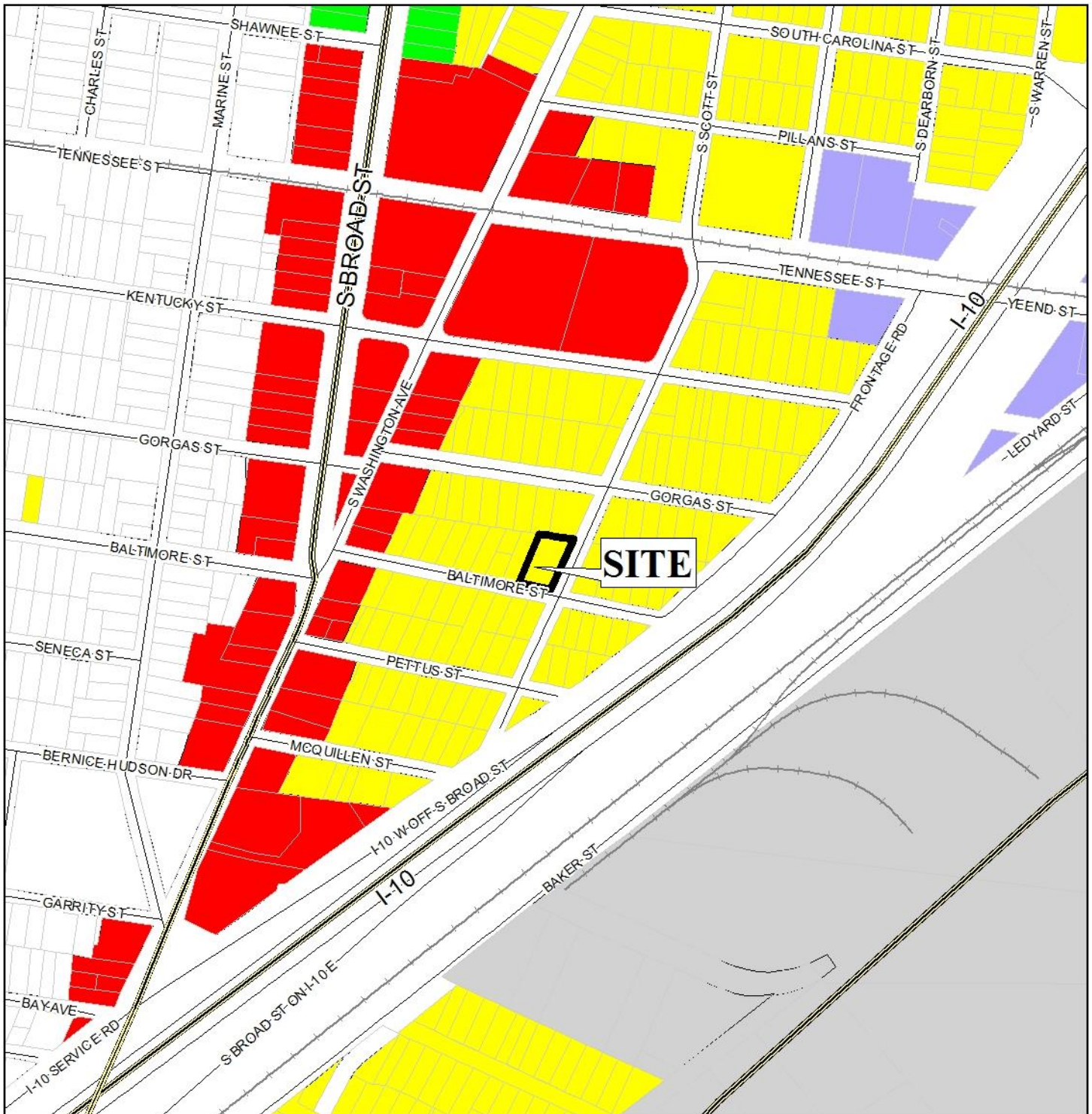
APPLICATION NUMBER 3 DATE November 3, 2016

APPLICANT Sigler Family Division Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 3 DATE November 3, 2016

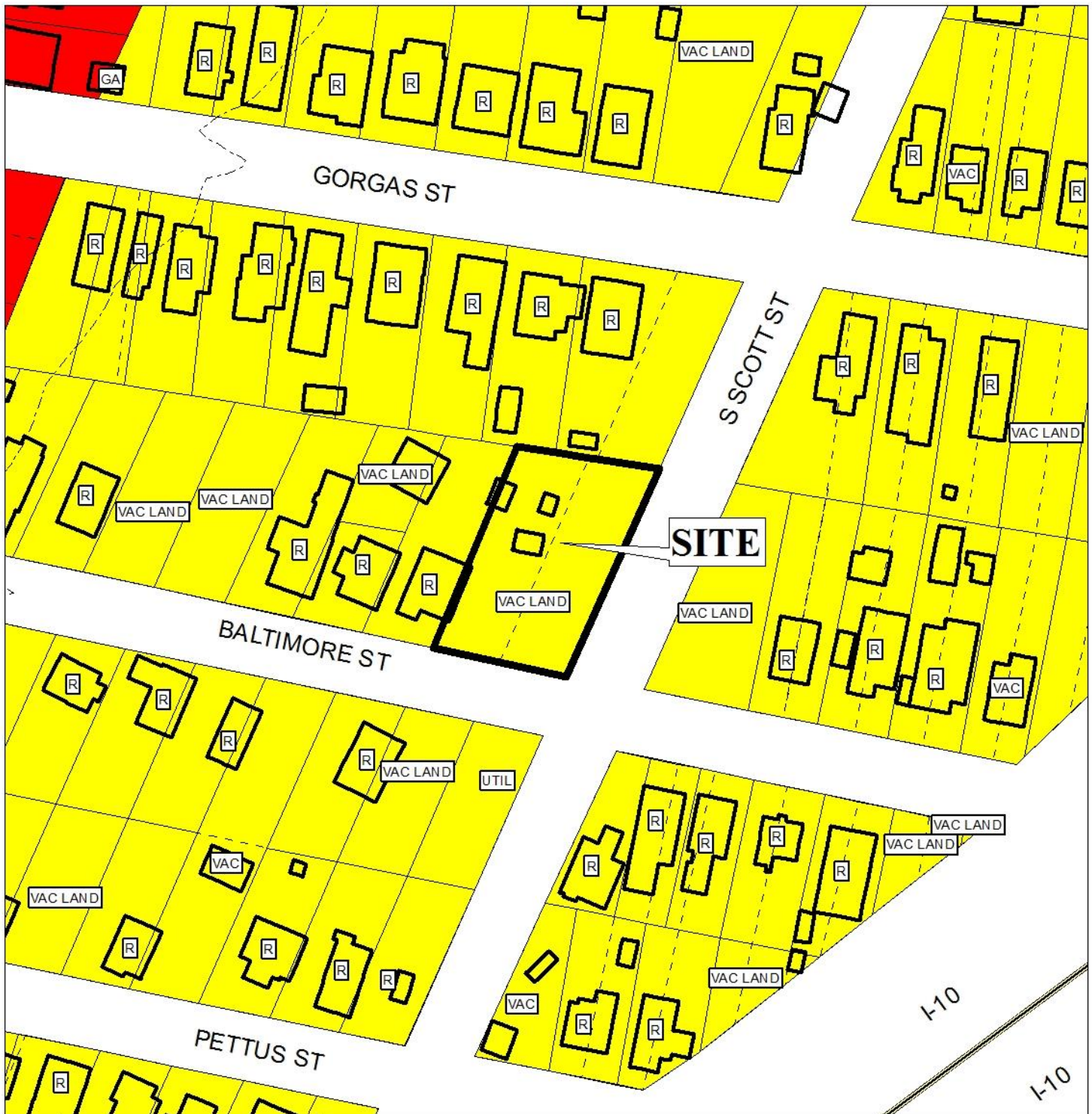
APPLICANT Sigler Family Division Subdivision

REQUEST Subdivision



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SIGLER FAMILY SUBDIVISION

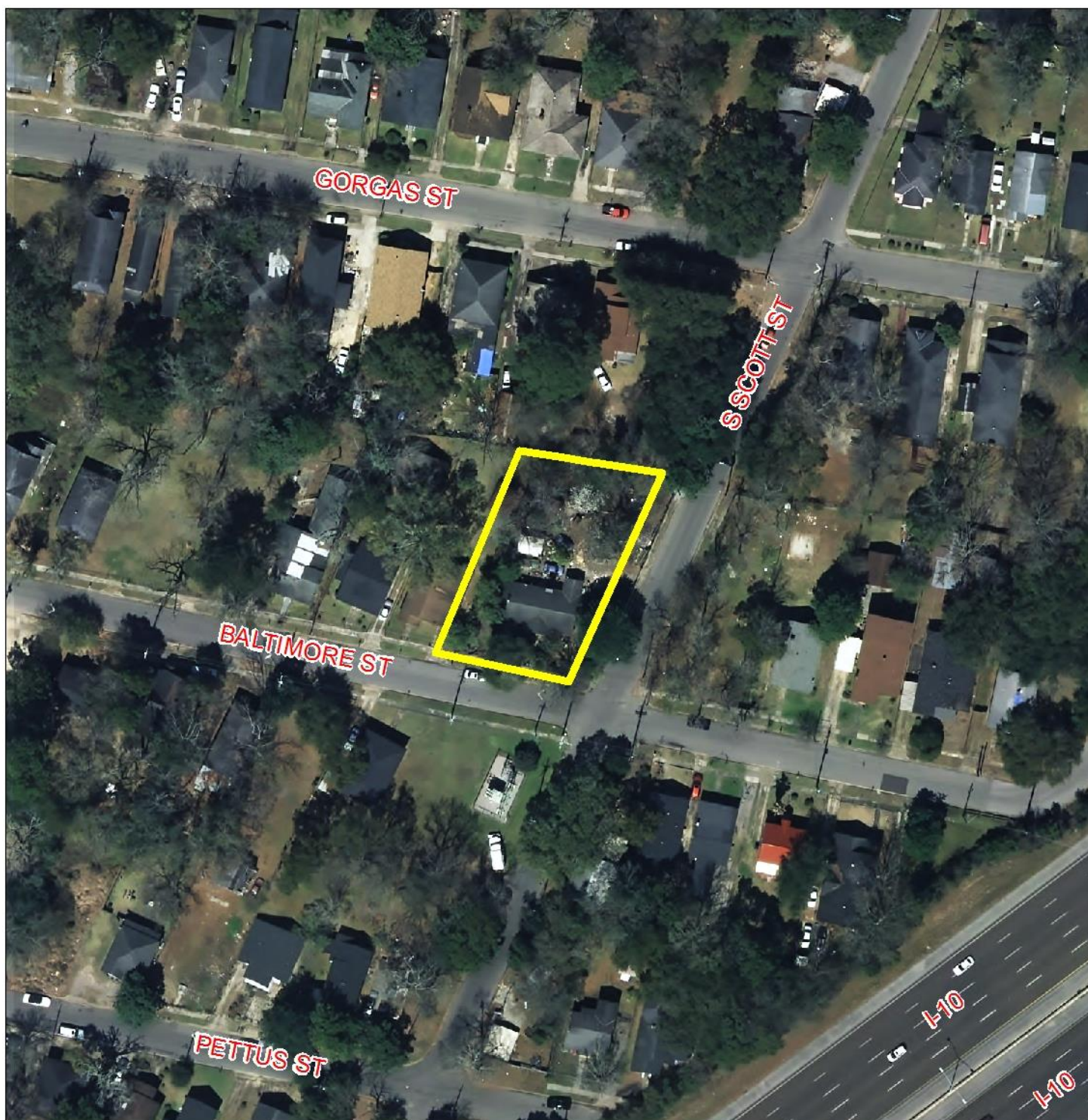


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| R-A | R-3 | T-B | B-2 | B-5 | MUN | SD-WH | T5.1 |
| R-1 | R-B | B-1 | B-3 | I-1 | OPEN | T3 | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD | T4 | T6 |



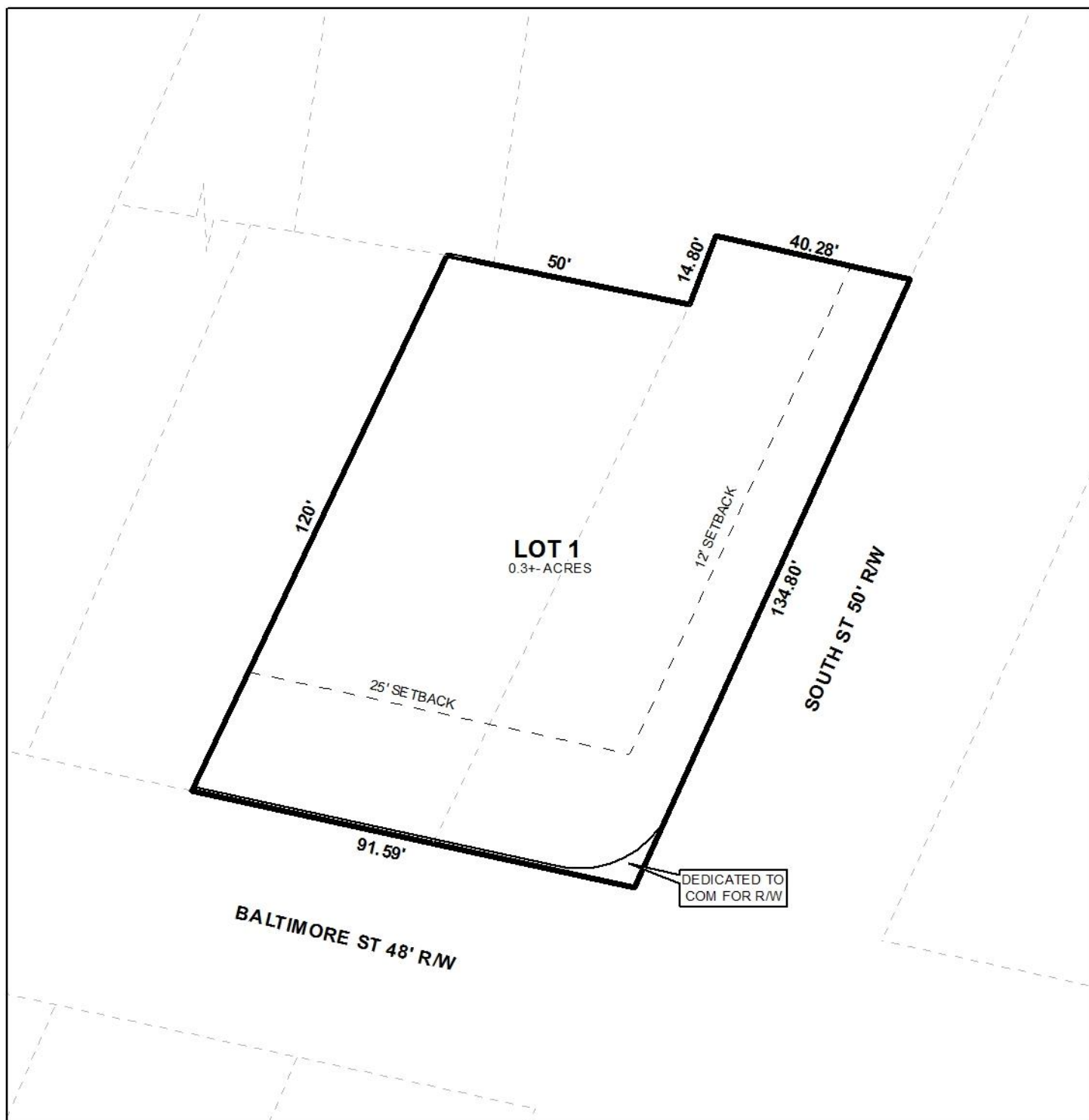
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APPLICATION NUMBER 3 DATE November 3, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE November 3, 2016

APPLICANT Sigler Family Division Subdivision

REQUEST Subdivision

