

SUNSET HILLS SUBDIVISION, 1ST ADDITION,
RESUBDIVISION OF LOT 2 BLOCK B

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

- A. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #76) each lot will receive the following historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition, as follows: LOT 1 – 2,000 sf.; LOT 2 –2,000 sf.
- C. Add a note to the SUBDIVISION PLAT stating that each residential lot will be allowed to add the following impervious area to the lot before storm water detention is required to be provided: LOT 1 – NONE, LOT 2 – NONE.
- 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. Provide and label the monument set or found at each subdivision corner.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- H. 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.
- I. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Each lot is limited to one curb-cut, 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 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: No comments received.

The preliminary plat illustrates the proposed 2-lot, 0.4 ± acre subdivision which is located on the East side of Ideal Avenue, 140' ± South of Cotton Avenue, and is in Council District 6. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to create 2 legal lots of record from one existing lot.

In accordance with the Subdivision Regulations, both proposed lots exceed the minimum lot size requirements, and the 25' minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed lot has frontage along Ideal Avenue, a minor street with curb and gutter. A compliant 50' right-of-way is depicted and, as such, no dedication is required.

As a means of access management, both proposed lots should be limited to one (1) curb-cut each, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

It should be pointed out that there is an existing house on the site, and a note on the application states the house will be removed. If approved, permits to move or demolish the house should be obtained prior to the signing of the Final Plat.

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. A note reflecting this requirement should be placed on the Final Plat, if approved.

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) Retention of the lot size information and 25' minimum building setback line on the Final Plat;
- 2) Placement of a note on the Final Plat stating: *(Development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.);*
- 3) Placement of a note on the Final Plat and compliance with Traffic Engineering Comments: *(Each lot is limited to one curb-cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 4) 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. B. Add a note to the*

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- 5) *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).); and*
- 6) *Compliance with 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.); and*
- 7) *Obtainment of permits to move or demolish the existing house prior to the signing of the Final Plat.*

LOCATOR MAP



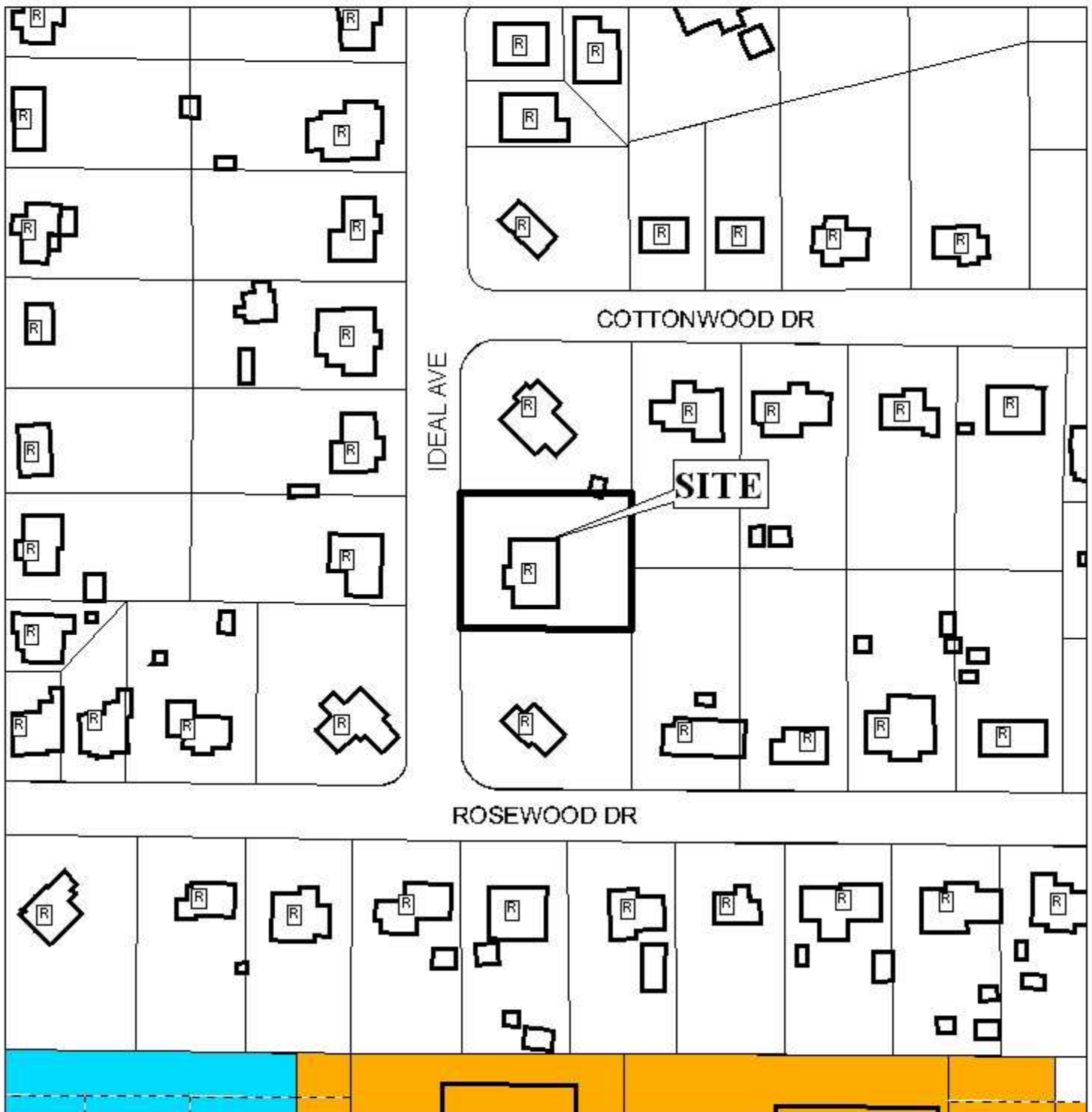
APPLICATION NUMBER 3 DATE August 7, 2014

APPLICANT Sunset Hills Subdivision, 1st Addition, Resubdivision of Lot 2 Block B

REQUEST Subdivision



SUNSET HILLS SUBDIVISION, 1ST ADDITION, RESUBDIVISION OF LOT 2 BLOCK B

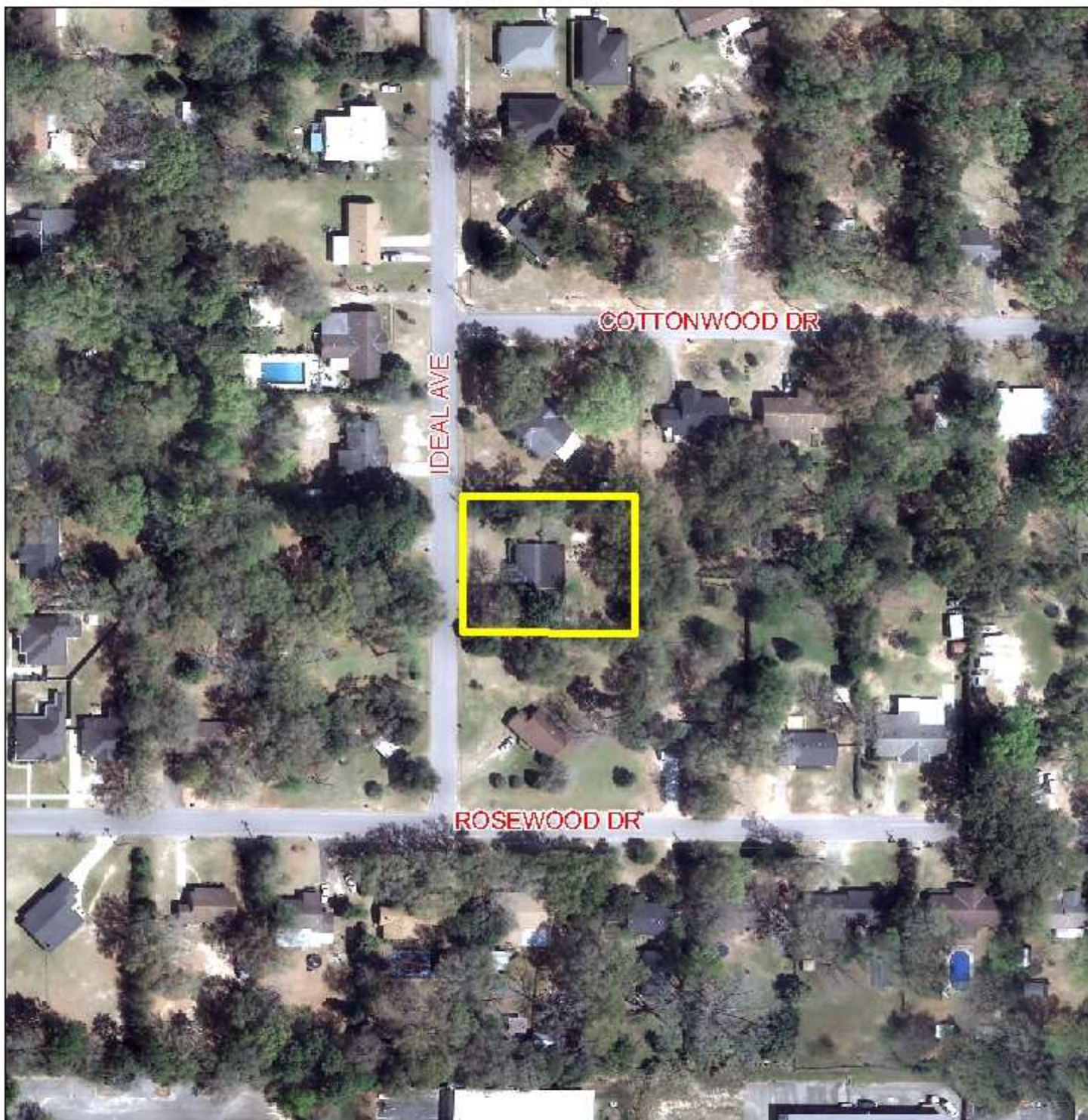


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



**SUNSET HILLS SUBDIVISION, 1ST ADDITION,
RESUBDIVISION OF LOT 2 BLOCK B**



APPLICATION NUMBER 3 DATE August 7, 2014



DETAIL SITE PLAN

LOT 1

155'

LOT 1
9,687 SF

25' SETBACK

125'

IDEAL AVE 50' R/W

LOT 2
9,687 SF

155'

125'

LOT 3

APPLICATION NUMBER 3 DATE August 7, 2014

APPLICANT Sunset Hills Subdivision, 1st Addition, Resubdivision of Lot 2 Block B

REQUEST Subdivision

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NTS