

## **BEY ESTATES SUBDIVISION**

Engineering Comments: The following 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 existing ROW width of Prichard Ave.
- C. Show and label the existing private street.
- D. Label the POC.
- E. Show and label the existing ROW width of Prichard Ave.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Provide the Surveyor's Certificate and Signature.
- 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 development, unless a sidewalk waiver is approved.
- M. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- N. 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 curb cut to Prichard Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code)

MAWSS Comments: No comments.

The plat illustrates the proposed 1-lot, 3.6± acre subdivision, which is located on the South side of Prichard Avenue, 310'± West of St. Stephens Road, in Council District 1. The applicant states the site is served by city water and sewer services.

The purpose of this application is to create one legal lot of record from an existing metes-and-bounds parcel. The site was once an apartment complex with multiple buildings and is currently zoned, R-3, Multi-Family Residential. All buildings on the site were demolished with permits earlier in 2015.

The site fronts onto Prichard Avenue West, a component of the Major Street Plan with a planned 100' right-of-way. The plat does not indicate the current right-of-way width along the site, but GIS mapping indicates it to be approximately a 50' right-of-way. Therefore, dedication sufficient to provide 50' from the centerline of Prichard Avenue West would be required. The 25' minimum building setback line should be revised to be measured from any required frontage dedication.

While the site has two existing curb cuts, as a means of access management, the site should be limited to one curb cut to Prichard Avenue West, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

The existing street within the site, Joel Court, is listed as a private street and would normally require a Planned Unit Development (PUD) to accompany a Subdivision application. However, as only one lot is proposed, Joel Court would actually be an internal driveway and the requirement of a PUD would be moot until further resubdivision of the site with lots sharing access onto Joel Court is proposed, or if redevelopment of the site will involve multiple buildings.

The lot meets the minimum area requirements of the Subdivision Regulations. The plat should be revised to label the lot with its size in both square feet and acres, after any required frontage dedication, or a table should be furnished on the Final Plat providing the same information.

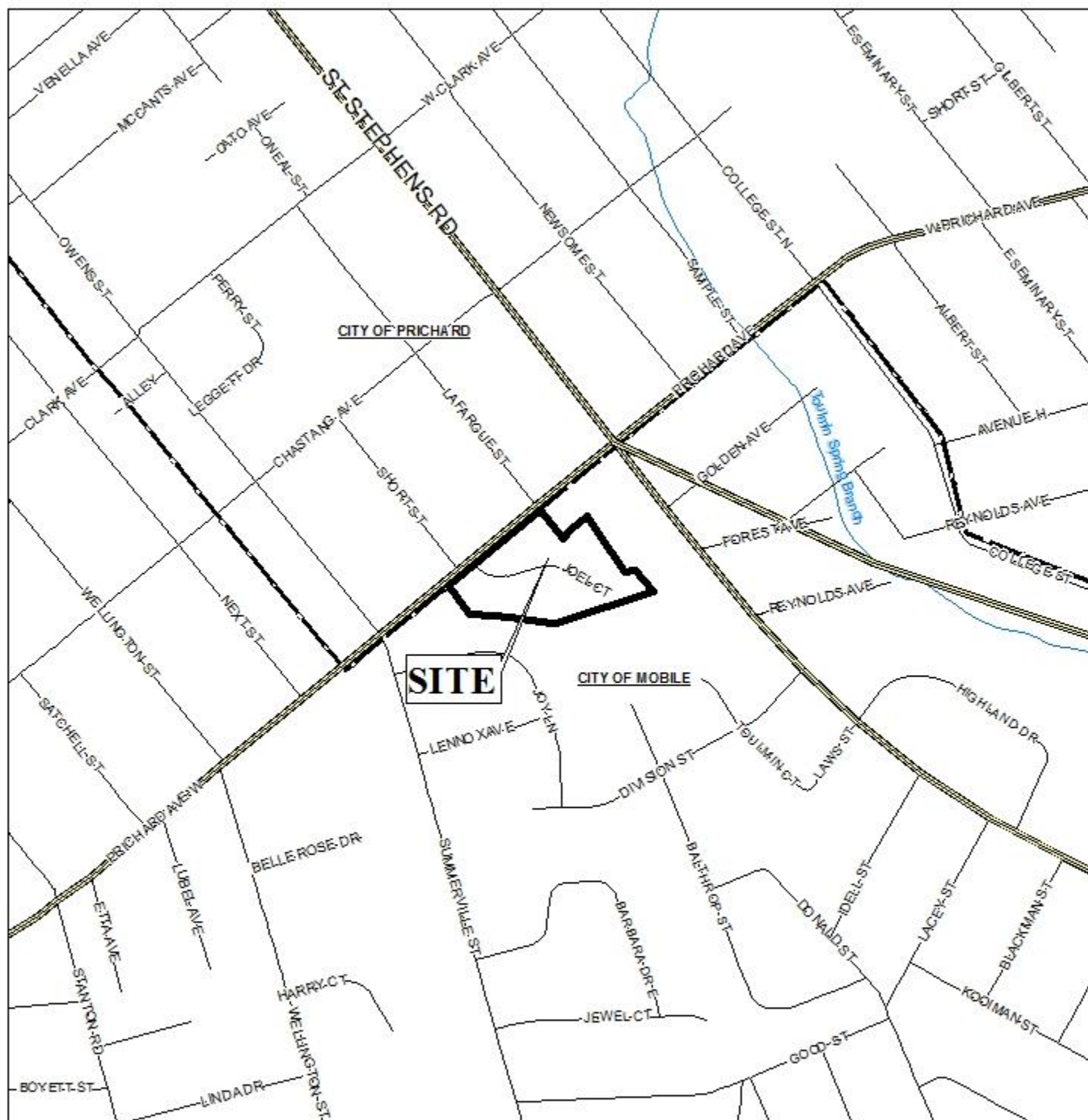
Finally, the Subdivision process should be completed prior to any request for land disturbance or building permits for new construction.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication sufficient to provide 50' from the centerline of Prichard Avenue West;
- 2) revision of the plat to indicate the right-of-way of Prichard Avenue West, after any required frontage dedication;
- 3) revision of the plat to illustrate the 25' minimum building setback line as measured from any required frontage dedication;

- 4) placement of a note on the Final Plat stating that the lot is limited to one curb cut to Prichard Avenue West, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) revision of the plat to label the lot with its size in both square feet and acres, after any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 6) subject to the Engineering comments: [The following 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 existing ROW width of Prichard Ave. C. Show and label the existing private street. D. Label the POC. E. Show and label the existing ROW width of Prichard Ave. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H. Provide the Surveyor's Certificate and Signature. 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 development, unless a sidewalk waiver is approved. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. N. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.
- 7) subject to the Traffic Engineering comments: *(Lot is limited to one curb cut to Prichard Avenue, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new 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) subject to the 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
- 9) subject to the 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)].*

# LOCATOR MAP



APPLICATION NUMBER 4 DATE December 3, 2015

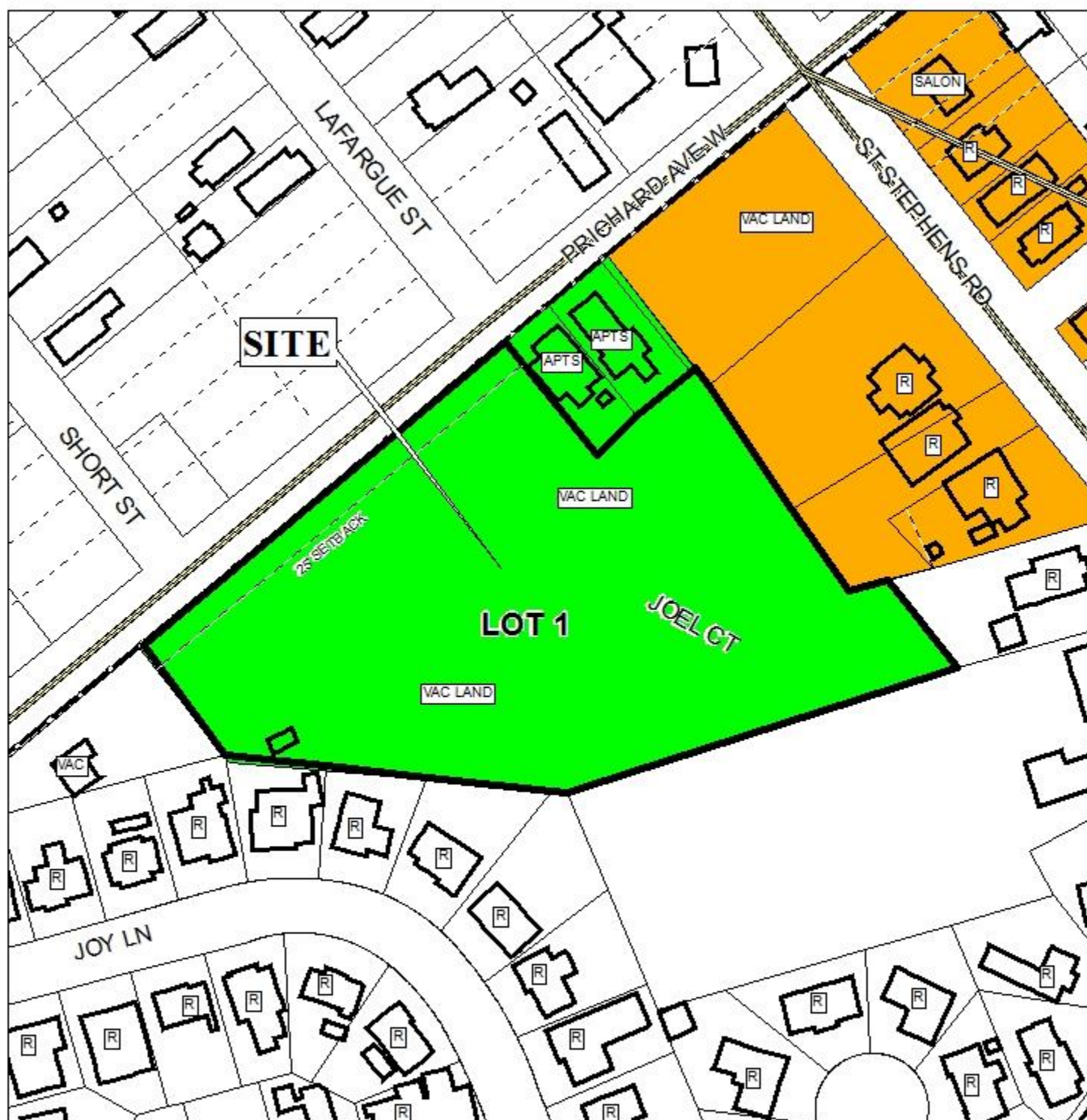
APPLICANT Bey Estates Subdivision

REQUEST Subdivision





# BEY ESTATES SUBDIVISION



APPLICATION NUMBER 4 DATE December 3, 2015

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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