

## **CAMELLIA MANOR SUBDIVISION**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Add Vickers Place to the vicinity map.
- C. Review and revise the written legal description to include a written arc distance along Vickers Place.
- D. Show and label each and every Right-Of-Way and easement.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. 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.
- I. This area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the postdeveloped 100 yr storm event with an allowable release rate equal or less than the predeveloped 2 yr storm event.
- J. 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.
- K. 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.
- L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are denied access to McGregor Avenue. Lot 1 may be limited to one access point to Vickers Place only, based on a proposed layout of the site. It is difficult to determine where a driveway could be placed, in relation to the stop sign and power pole existing on Hillwood Road.

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: No comments.

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

- Emphasize connectivity to surrounding neighborhoods and close services and retail
- Accommodation of pedestrian and bicycle traffic in addition to automobiles
- Appropriate scaled infill development to complement existing character of neighborhoods

The plat illustrates the proposed 2-lot, 0.96± acre subdivision which is located at the Southeast corner of Vickers Place and Hillwood Road, extending to the West side of South McGregor Avenue within Council District 5. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two legal lots of record from one metes-and-bounds parcel.

The subject lots have frontage on three streets, which consist of Hillwood Avenue, Vickers Place, and South McGregor Avenue. Hillwood Avenue is a minor street with ribbon curb and gutter, and as such requires a 50 foot wide right-of-way width. The preliminary plat illustrates a distance of 35 feet from the right-of-way to the centerline along Hillwood Road, and, if approved should be retained on the Final Plat. Vickers Place, also a minor street, has no curb and gutter, and the right-of-way width is depicted as 50 feet on the preliminary plat. The 50 foot right-of-way was allowed as part of a 2013 vacation of right-of-way, thus no dedication should be required. McGregor Avenue is a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan, and due to the atypical nature of South McGregor Avenue, a minimum right-of-way width of 80 feet is required. The plat depicts 30 feet from the centerline, which, in combination with the previously allocated right-of-way across McGregor, is sufficient. The plat should be revised to reflect total right-of-way.

The 25-foot minimum building setback line is depicted on the preliminary plat along Hillwood Road and South McGregor Avenue, and as such, should be retained on the Final Plat, if approved. Additionally, it should be noted that the applicant has requested a waiver of Section V.D.9. of the Subdivision Regulations to allow a 12' setback along Vickers Place. Section V.D.9. of the Subdivision Regulations requires 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 Vickers Place should be retained on the Final Plat.

The proposed lots, ranging from 15,000 – 26,000 square feet, exceed the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems; however, the lot size information is only indicated in square feet. The lot size information should be depicted in both square feet and in acres on the Final Plat, if approved.

As a means of access management, a note should be placed on the Final Plat stating that Lot 1 is limited to one curb cut to Vickers Place, exact location to be coordinated with Traffic Engineering, and that Lot 2 is limited to the existing curb cut to Hillwood Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Additionally, a note should be placed on the Final Plat stating that Lots 1 and Lot 2 are denied access to McGregor Avenue.

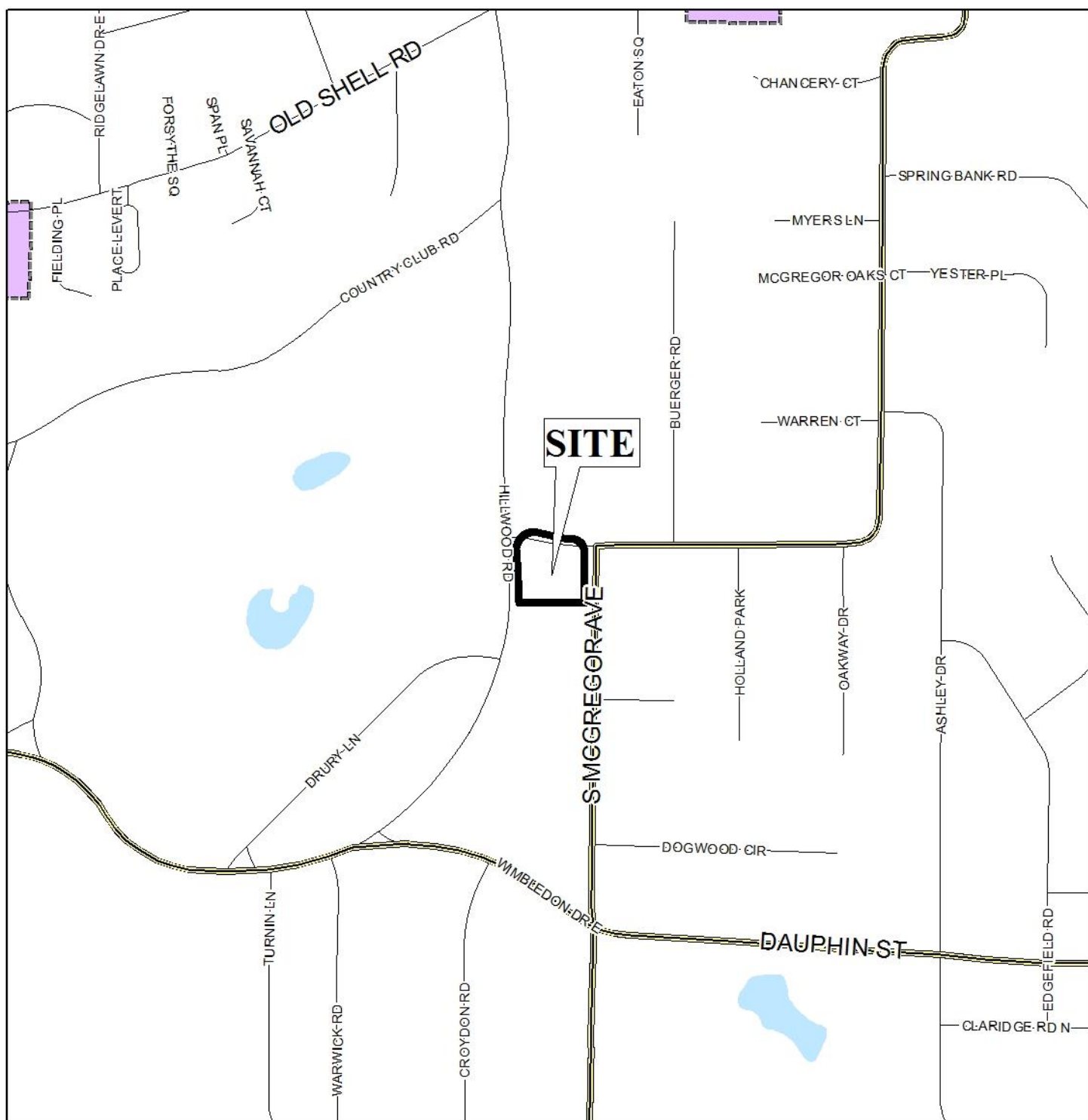
With a waiver of Section V.D.9 of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the right-of-way width along Hillwood Road;
- 2) Revision of the plat to label the entire right-of-way of South McGregor Avenue;
- 3) Retention of the 12-foot minimum setback line along Vickers Place;
- 4) Revision of the lot size information to include both the square feet and acres of each lot;
- 5) Placement of a note on the Final Plat stating that Lot 1 is limited to one curb cut to Vickers Place, exact location to be coordinated with Traffic Engineering, and that Lot 2 is limited to the existing curb cut to Hillwood Road, with any changes in the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 6) Placement of a note on the Final Plat stating that Lots 1 and Lot 2 are denied access to McGregor Avenue.;
- 7) Compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Add Vickers Place to the vicinity map. C. Review and revise the written legal description to include a written arc distance along Vickers Place. D. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. 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. I. This area has been designated by the City Engineer as an area prone to localized flooding. Any development must meet the requirement of providing detention for the postdeveloped 100 yr storm event with an allowable release rate equal or less than the predeveloped 2 yr storm event. J. 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. K. 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. L. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the*

*revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.);*

- 8) *Compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Lot 1 and Lot 2 are denied access to McGregor Avenue. Lot 1 may be limited to one access point to Vickers Place only, based on a proposed layout of the site. It is difficult to determine where a driveway could be placed, in relation to the stop sign and power pole existing on Hillwood Road.);*
- 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



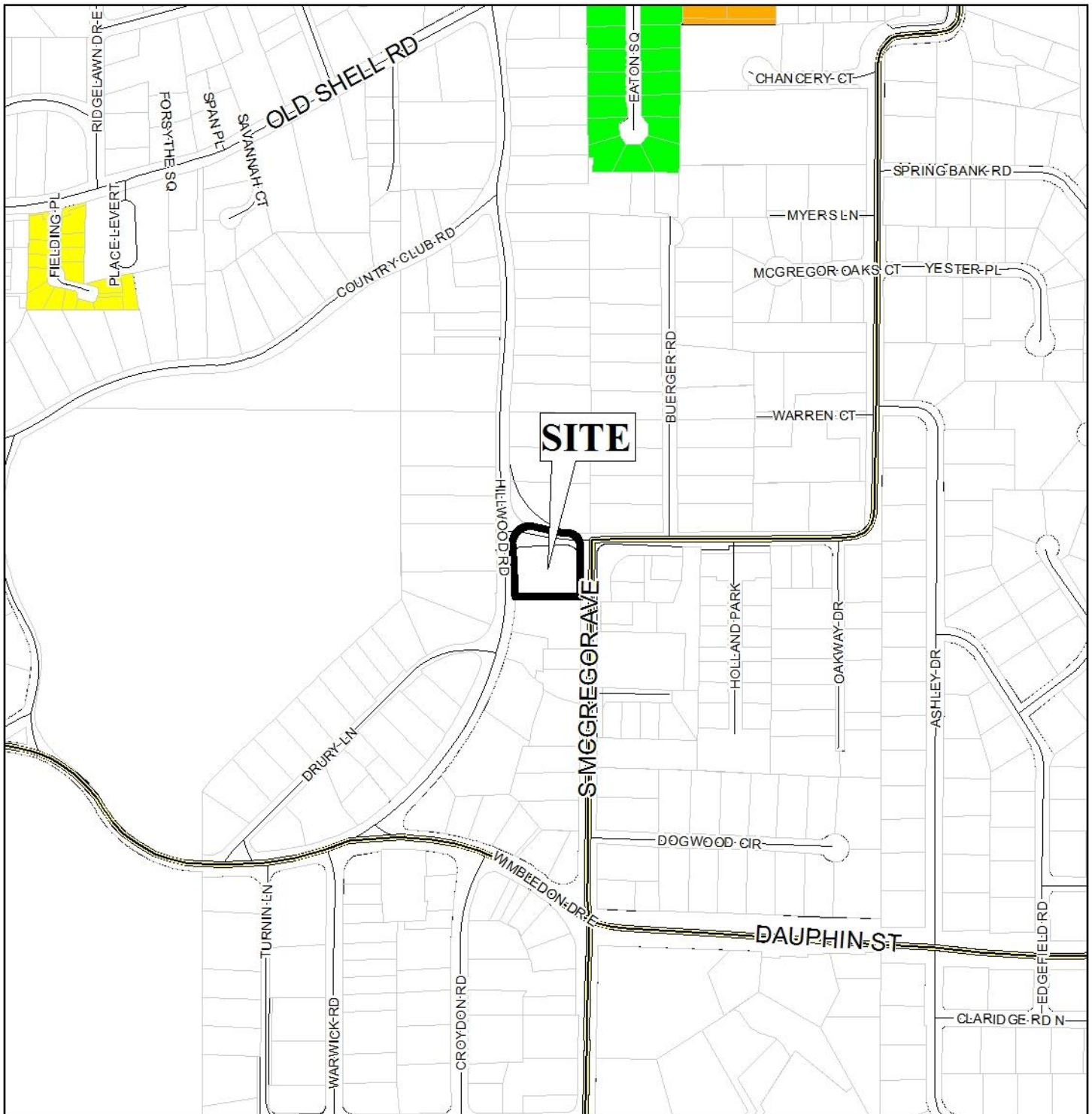
APPLICATION NUMBER 4 DATE January 5, 2017

APPLICANT Camellia Manor Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE January 5, 2017

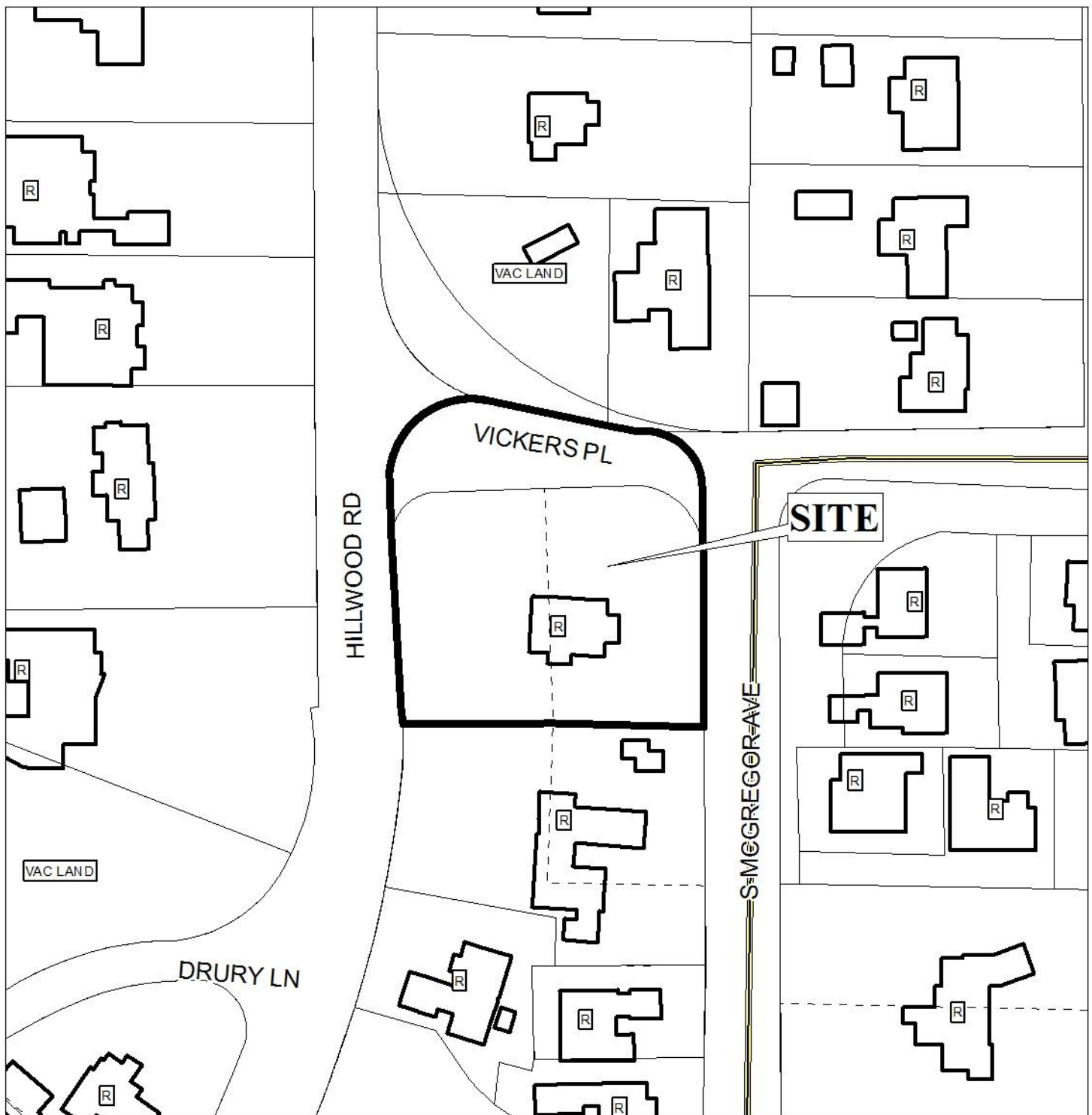
APPLICANT Camellia Manor Subdivision

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NTS

# CAMMELIA MANOR SUBDIVISION



APPLICATION NUMBER 4 DATE January 5, 2017

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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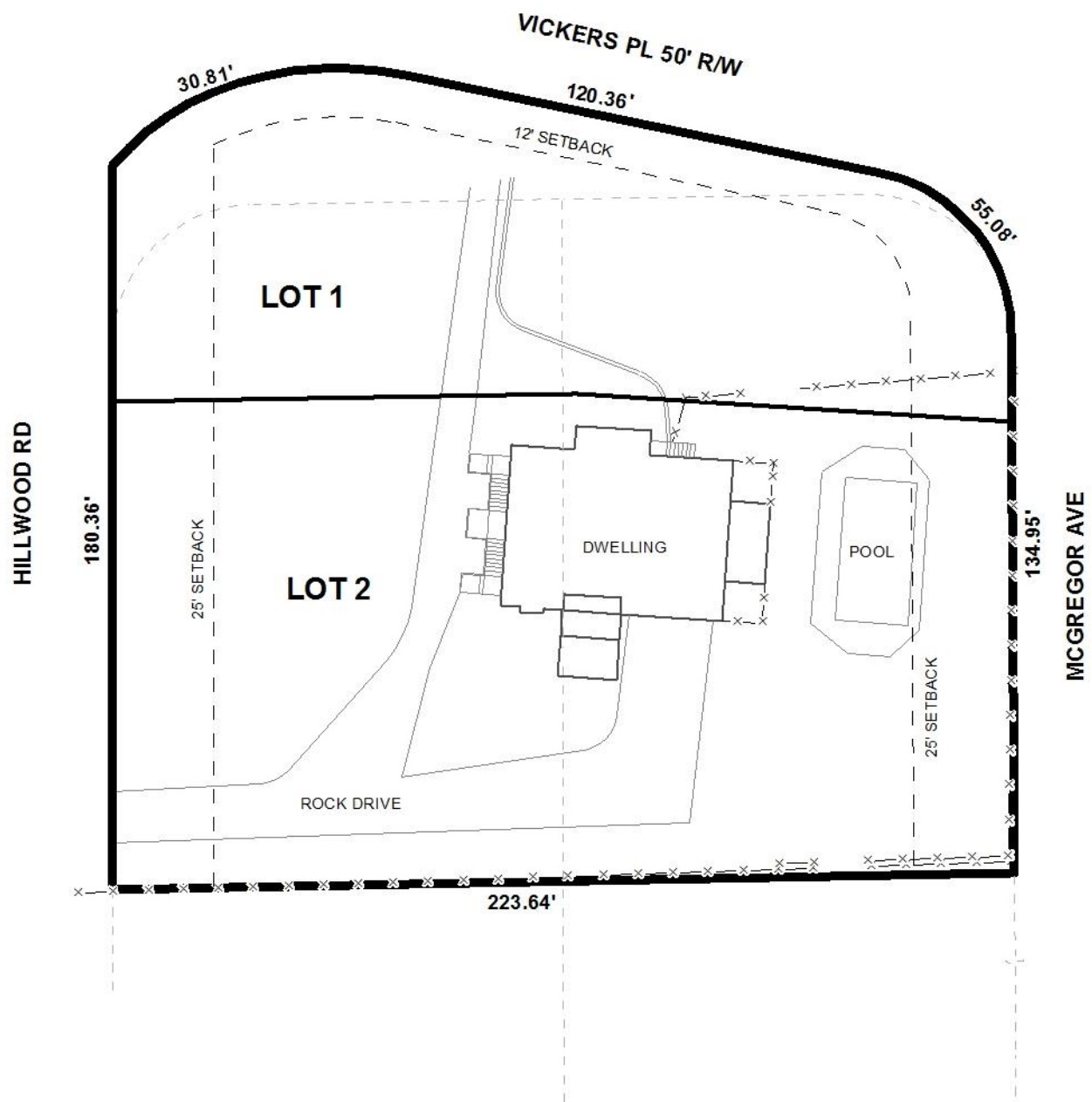


APPLICATION NUMBER 4 DATE January 5, 2017





# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE January 5, 2017  
 APPLICANT Camellia Manor Subdivision  
 REQUEST Subdivision



