

CRYSTAL PLACE SUBDIVISION, REPLAT OF LOTS 12 & 13, RESUB OF LOT 2

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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. 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.
- H. Remove the County Engineering Department statement 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 to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.

Traffic Engineering Comments: Driveway number, 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: No Comments.

The plat illustrates the proposed 1-lot, 0.6± acre subdivision which is located on the South side of Crystal Court North, 80'± West of Crystal Drive within Council District 6. 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 two legal lots of record.

The subject property is part of a 26-lot subdivision that was approved at the November 18, 2004 Planning Commission meeting. Subsequently, at the Planning Commission's November 17, 2005 meeting, the subdivision received approval for a one-year extension to allow for road construction.

There is a residence located on the portion of the subject site that is presently designated as Lot 12. The lot currently designated as Lot 13 is vacant. The applicant desires to combine the two existing lots in order to create the proposed Lot 1; thus, increasing the lot size of the subject property.

The proposed lot fronts Crystal Court North, a minor street with curb and gutter. As a minor street with curb and gutter, this street requires a 50' right-of-way width. The right-of-way width is depicted as 50' on the preliminary plat and should be retained on the Final Plat, if approved.

A 25-foot minimum building setback line is depicted on the preliminary plat along Crystal Court North, and if approved, should be retained on the Final Plat.

There is a 7.5' utility easement depicted to the North of the property and a 7.5' drainage easement depicted to the South of the property on the preliminary plat. The utility and drainage easements should be retained on the Final Plat, if approved, as well as a note stating that no structures are allowed in any easement.

In accordance with Section V.D.2. of the Subdivision Regulations, the proposed lot appears to exceed the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems based off the lot dimensions; however, the lot size information is not depicted on the preliminary plat. If approved, the Final Plat should be revised to indicate the lot size in both square feet and in acres.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the proposed Lot 1 is limited to the existing curb cut to Crystal Court North, with any changes to the size, design and location of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards.

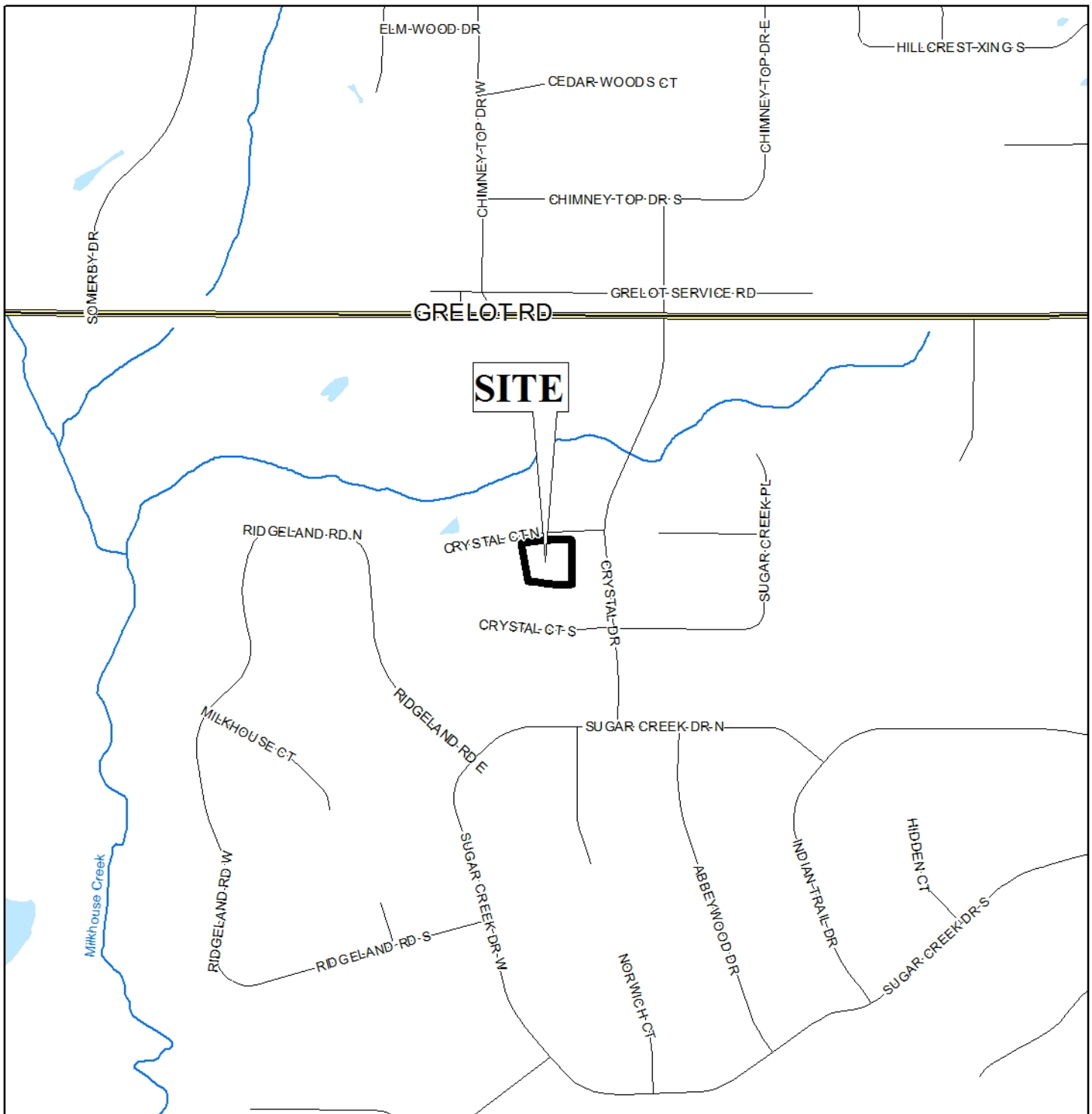
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 50' right-of-way along Crystal Court North;
- 2) Retention of the 25' minimum building setback line along Crystal Court North;
- 3) Retention of both the drainage and utility easements to the North and South of the subject site;
- 4) Placement of a note stating that no structures are allowed in any easement;
- 5) Revision of the lot size information to be depicted in both square feet and in acres;
- 6) Placement of a note on the Final Plat stating that the proposed Lot 1 is limited to the existing curb cut to Crystal Court North, with any changes to the size, design and location

of the curb-cut to be approved by Traffic Engineering and conform to AASHTO standards.;

- 7) 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. 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. Revise the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. C. Provide and label the monument set or found at each subdivision corner. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. Remove the County Engineering Department statement 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 to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies when submitting for City Engineer signature.);
- 8) Compliance with Traffic Engineering comments (*Driveway number, 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).*

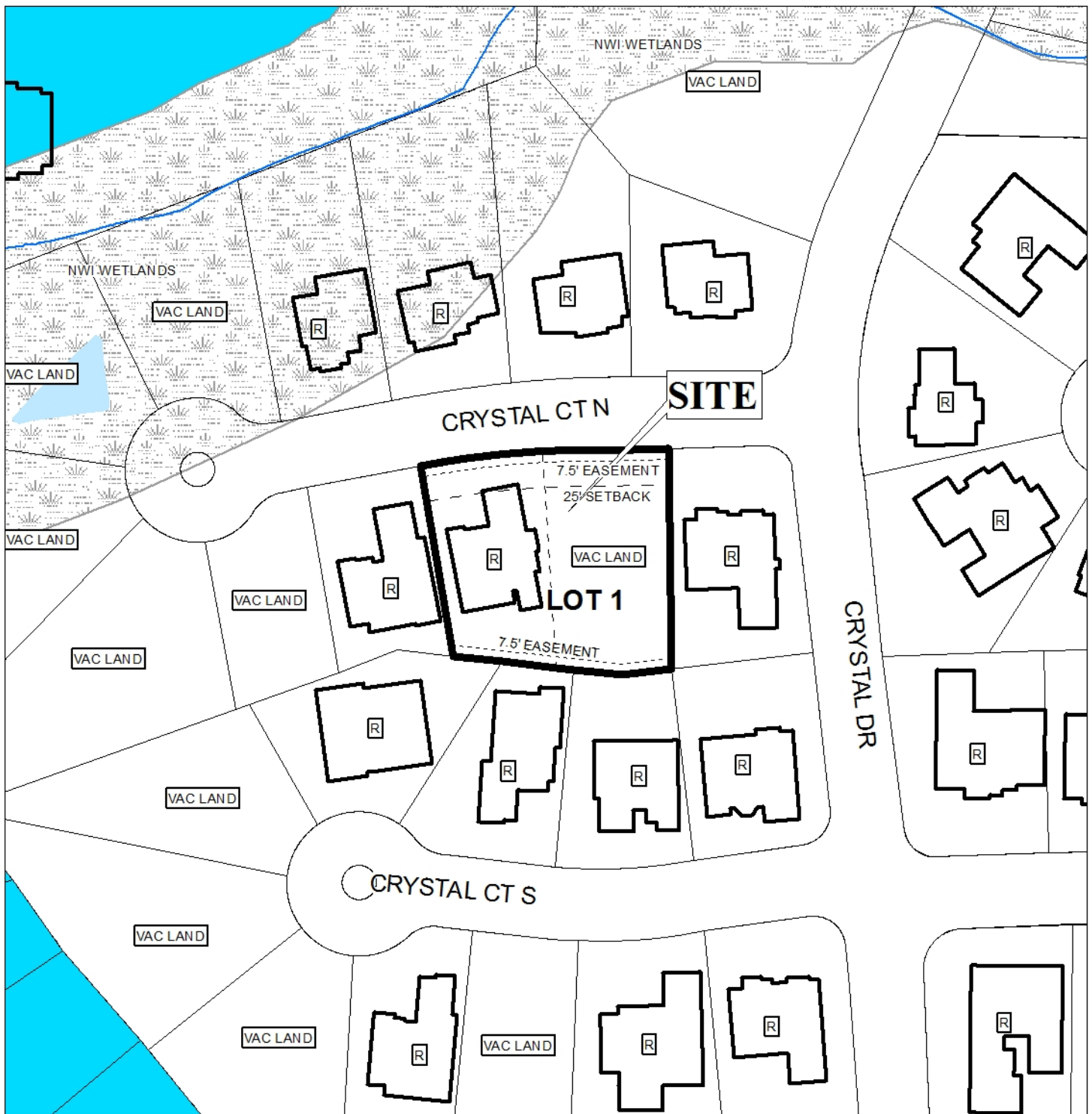
LOCATOR MAP



APPLICATION NUMBER 4 DATE July 7, 2016
 APPLICANT Crystal Place Subdivision, Replat of Lots 12 & 13, Resub of Lot 2
 REQUEST Subdivision



CRYSTAL PLACE SUBDIVISION REPLAT OF LOTS 12 & 13 RESUB OF LOT 2



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| APPLICATION NUMBER | | 4 | DATE | | July 7, 2016 | |
| R-A | R-3 | T-B | B-2 | B-5 | MUN | SD-WH |
| R-1 | R-B | B-1 | B-3 | I-1 | OPEN | T3 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD | T4 |
| | | | | | | T5.1 |
| | | | | | | T5.2 |
| | | | | | | T6 |



**CRYSTAL PLACE SUBDIVISION
REPLAT OF LOTS 12 & 13 RESUB OF LOT 2**



APPLICATION NUMBER 4 DATE July 7, 2016



NTS