

GRIDER CORNER 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. 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.
- C. 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.
- D. Show and label all flood zones.
- 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 Certificate and Signature.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. 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.
- J. 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: 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 a Capacity application is approved by Volkert Engineering Inc.

The preliminary plat illustrates the proposed 2-lot, 0.7± acre subdivision which is located on the Northeast corner of Howells Ferry Road and Grider Road, and is in Council District 7. The applicant states that the subdivision is served by city water and an individual septic system.

The purpose of this application is to create 2 legal lots of record from two metes and bounds parcels totaling 17.9 ± acres. The remaining 17.1 ± acres are labeled future development and currently contain an existing dwelling unit; however, the applicant has stated that the house will be moved onto the proposed Lots 1 and 2, but did not specify which specific lot.

In accordance with the Subdivision Regulations, as proposed, both proposed lots would comply with the minimum lot size requirements of Section V.D.2. of the Subdivision Regulations, which in this case is 15,000 square feet due to the proposed use of individual septic systems.

It should be pointed out that as the site fronts Howells Ferry and Grider Roads, both minor streets without curb-and-gutter. The existing right-of-way width for Halls Mill Road is compliant and therefore, no additional dedication would be required along this street. The right-of-way width for Grider Road is depicted as 50'; however, the Subdivision Regulations require a 60' right-of-way width for minor streets with no curb-and-gutter and, as such, dedication sufficient to provide 30' from centerline would be required for the proposed Lot 1 along Grider Road. It appears that other recent subdivisions along Grider Road have not been required to dedicate any additional right-of-way, thus a waiver of Section V.B.14. of the Subdivision Regulations may be appropriate. It should be noted that if dedication of right-of-way is required, the lot size of proposed Lot 1, in terms of area, may fall below the minimum area required for lots with public water and individual septic systems.

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

GIS data depicts a portion of the Future Development area within wetlands due to the presence of an existing stream. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for streams wetland issues may be required prior to development. A note regarding this requirement should appear on the Final Plat, if approved.

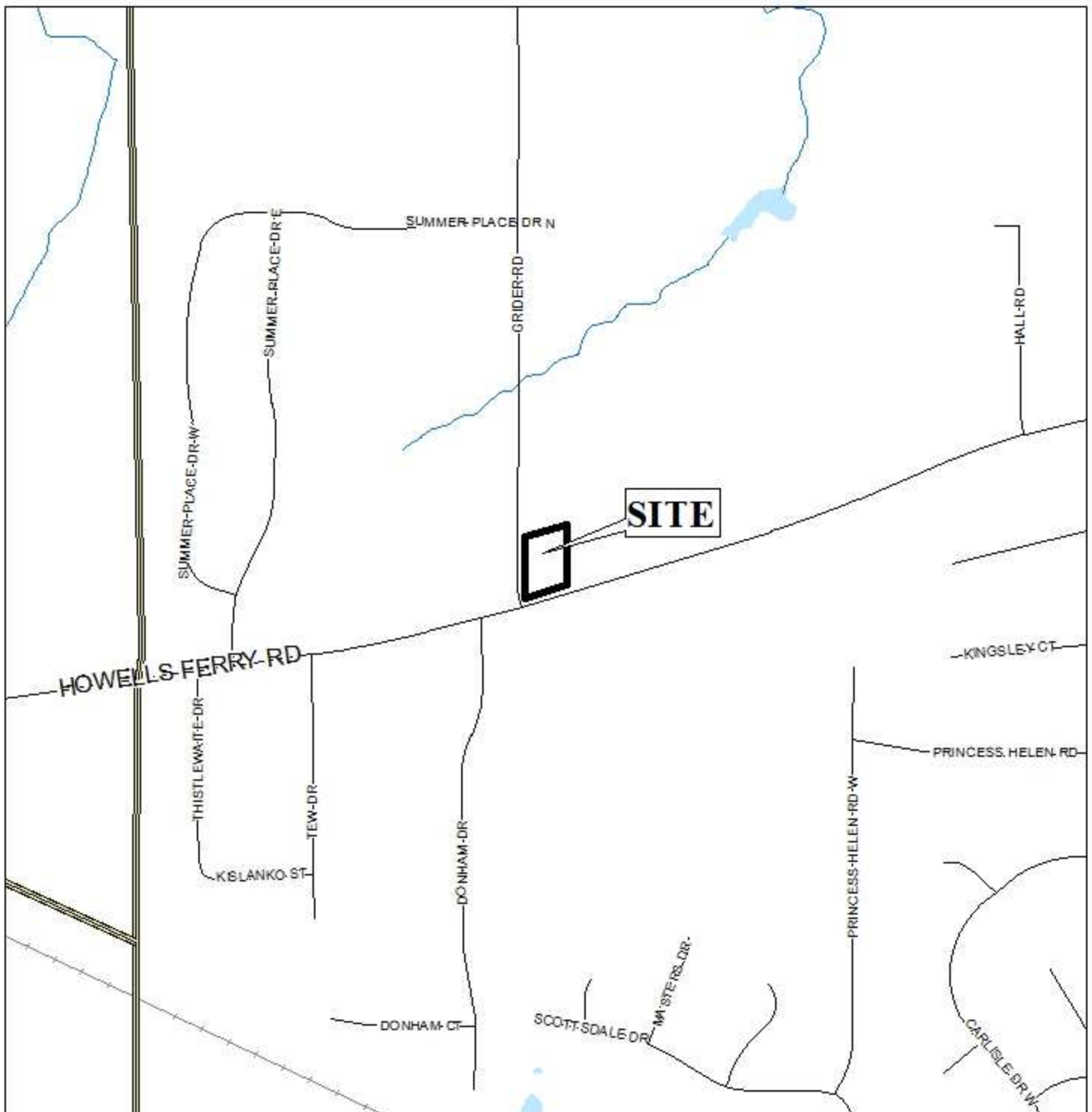
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species. A note reflecting this requirement should be placed on the Final Plat, if approved.

Based on the preceding, and with a waiver of Section V.B.14. for right-of-way dedication along Grider Road, this request is recommended for Tentative Approval, subject to the following conditions:

- 1) Relocation of the existing residence to one of the proposed lots, with appropriate permits, or removal/demolition of same, prior to the signing of the final plat;

- 2) Placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) Labeling and depiction of the future development area on the final plat;
- 4) Each lot to be a minimum of 15,000 square feet;
- 5) 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.*);
- 6) 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. 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. C. 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. D. Show and label all flood zones. 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 Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);
- 7) 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).*);
- 8) Compliance with Fire 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.*);
- 9) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and
- 10) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for wetland and flood zone issues, if any, prior to the issuance of any permits or land disturbance activities.

LOCATOR MAP



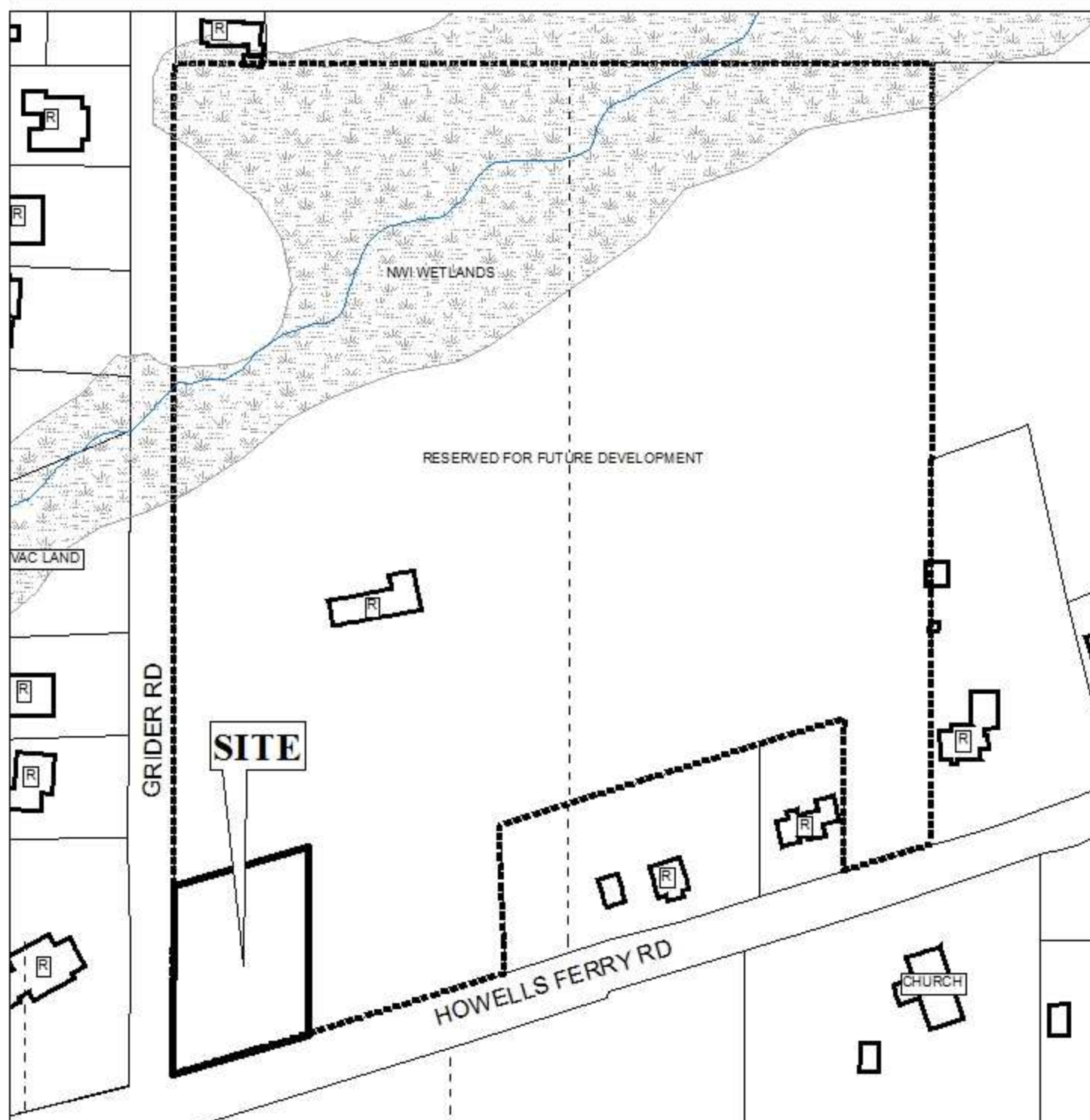
APPLICATION NUMBER 4 DATE November 6, 2014

APPLICANT Grider Corner Subdivision

REQUEST Subdivision



GRIDER CORNER 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



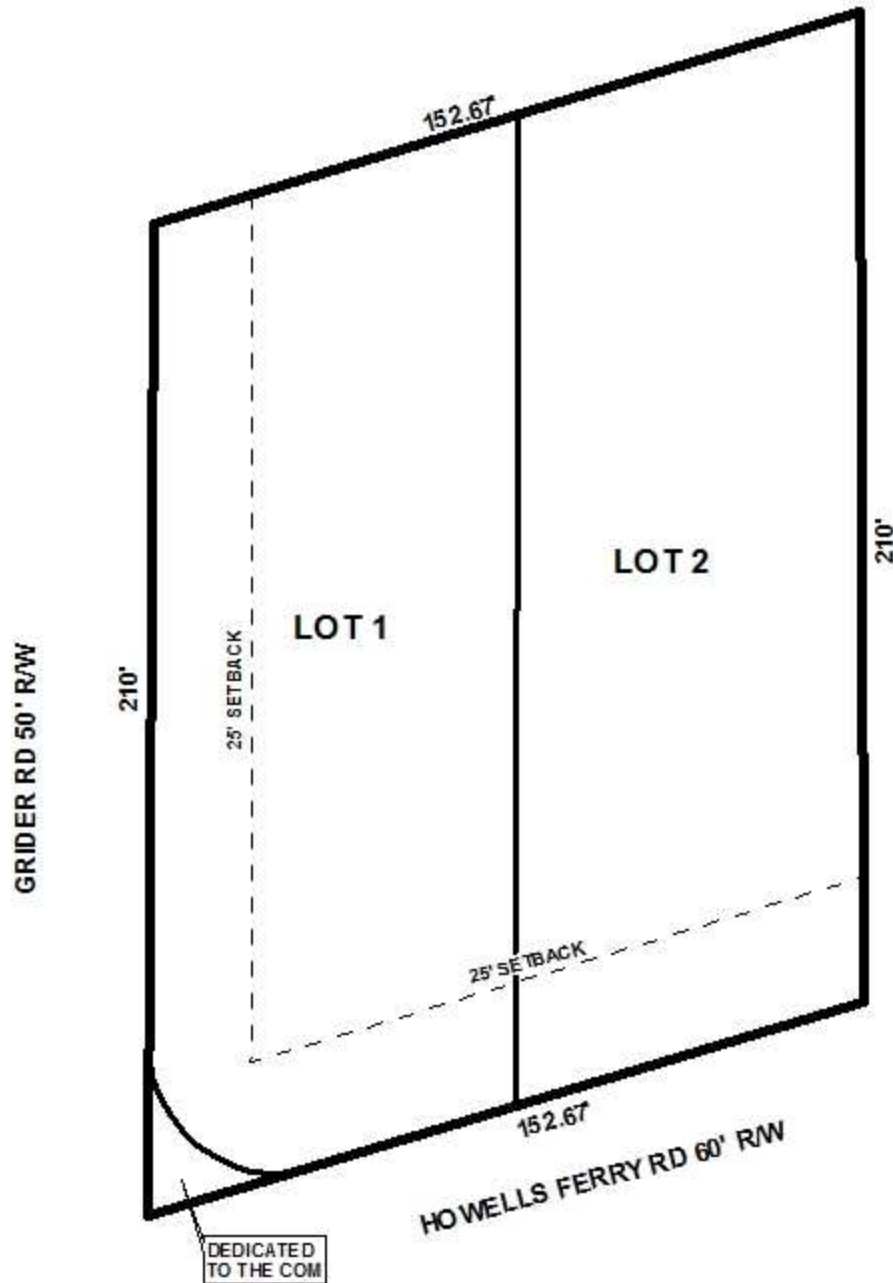
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DETAIL SITE PLAN



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REQUEST Subdivision

