

MARIAN ELMORE SUBDIVISION

Engineering Comments: 1. Provide all of the required information on the Plat (i.e. signature blocks, signatures, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 3. Add a signature block and signature for the Traffic Engineer. 4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. 5. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII).

Revised for the November 21st meeting:

"1. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). 2. Add a signature block for the Traffic Engineer. 3. Clarify the use of "(UNION CHURCH ROAD)" underneath Three Notch Road. d. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity."

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 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.

MAWWS Comments: No comment received.

The plat illustrates the proposed two lot, 1.33 ± acre subdivision which is located on the Northeast corner of Three Notch Road and General Road. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create two legal lots of record from an existing lot of record.

The proposed Lot 1 has frontage on General Road, a minor street that provides approximately 200 feet of curb and gutter. General Road is depicted with an adequate 50' right-of-way, and no additional dedication would be required. Both proposed Lot 1 and Lot 2 have frontage on Three Notch Road, which is shown as a major street on the Major Street Plan component of the Comprehensive Plan. The preliminary plat submitted indicates that Three Notch Road has a current 80' right-of-way along the property; however, a minimum of 100' right of way is required by the Major Street Plan. Therefore, dedication of sufficient right-of-way along Three Notch Road to provide 50' from centerline will be required.

Currently, the proposed Lot 1 and Lot 2 are developed with one curb cut each to Three Notch Road. Lot 1 also has three curb cuts to General Road. Because access management is a concern, Lot 1 lot should be limited to one curb cut onto General Road, with the size, design and location to be approved by Traffic Engineering, and in conformance to the greatest extent possible with AASHTO standards.

The preliminary plat depicts the 25-foot minimum building setback line from the right of way line of Three Notch Road and General Road. As dedication of right-of-way will be required, this should be adjusted on the plat to depict the revised dedicated frontage along Three Notch Road. The corner radius on General Road and Three Notch Road should also be adjusted to reflect the required dedications.

While this is a subdivision application there is a Zoning Ordinance related issue that should be addressed. The proposed Lot 2 illustrates two existing structures on a single building site, which is not allowed by the Zoning Ordinance without an approved Planned Unit Development (PUD). Because the site is located within the city, the Zoning Ordinance requires a (PUD) to allow multiple structures on a single site. If approved, it should be noted the site would create a zoning violation, thus a PUD application should be required.

It should be noted that the plat depicts both proposed lots in acres and square feet; if approved, this should be retained on 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. If approved, a note should appear on the Final Plat to reflect this requirement.

Based on the preceding, the application is recommended for holdover until the November 21, 2013 meeting, with revisions due by Monday, October 28, 2013 to address the following:

- 1) revision of the plat to reflect dedication of sufficient right-of-way to provide 50' from the centerline of Three Notch Road;

- 2) submission of a Planned Unit Development application for Lot 2;
- 3) placement of a note on the Final Plat stating that Lot 1 and Lot 2 are limited to one (1) curb cut each to Three Notch Road, and Lot 1 is limited to one (1) curb cut to General Road with the size, location, and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) adjustment of the 25-foot minimum building setback line to be measured from the dedicated right-of-way along Three Notch Road;
- 5) revision of the corner radius on General Road and Three Notch Road should be illustrated to reflect the required dedication;
- 6) the labeling of lots 1 and 2 in acres and square feet should be retained and provided on the Final Plat;
- 7) placement of a note on the final 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;
- 8) full compliance with all other municipal codes and ordinances; and
- 9) compliance with Engineering comments: *"1. Provide all of the required information on the Plat (i.e. signature blocks, signatures, required notes). 2. Add a note to the Plat stating that storm water detention will be required for any existing development (since 1984) that did not receive Land Disturbance permitting and any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045). 3. Add a signature block and signature for the Traffic Engineer. 4. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity. 5. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII)."*

Revised for the November 21st meeting:

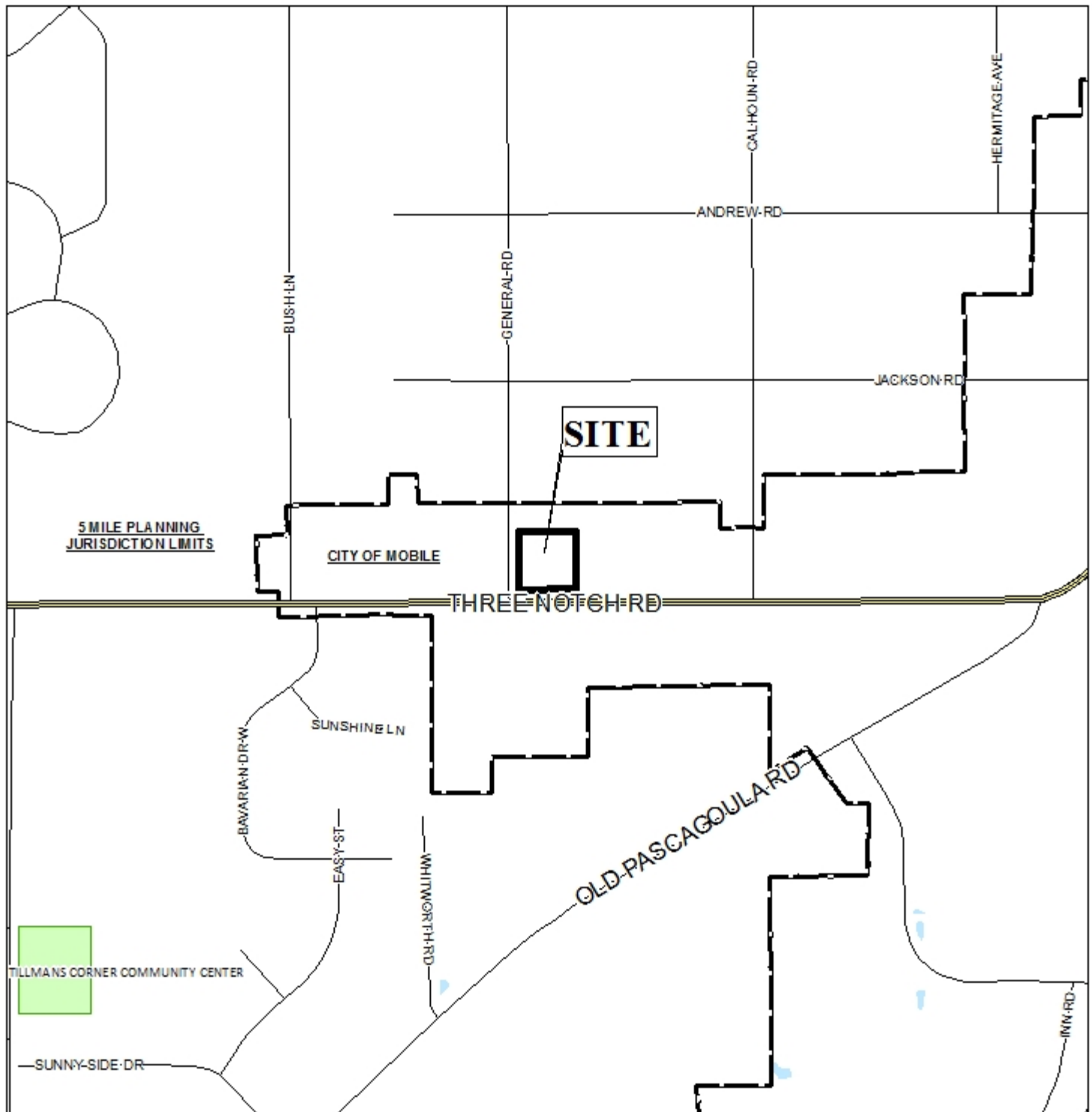
This application was heldover from the October 17th meeting to allow the applicant to submit a revised plat. The revised plat illustrates right-of-way sufficient to provide 50' from centerline of Three Notch Road. The revised plat also depicts the provision of a corner radius on General Road and Three Notch Road. The proposed Lot 1 does illustrate the 25' minimum building setback line as measured from the dedicated right-of-way along Three Notch Road. However, the proposed Lot 2 has two existing structures, one of which is located within the required 25' minimum building setback, thus a 10' minimum building setback line is illustrated on the plat. It should be noted that a 25' minimum setback would only impact new construction or expansion on the site.

The submission of a Planned Unit Development applicant for the proposed Lot 2 was a condition from the previous October 17th Planning Commission meeting. The PUD application has been submitted and is on the agenda for the December 5, 2013 meeting. Due to the fact the PUD application will be heard at the December 5th meeting it would seem appropriate for the Subdivision application to be heard in conjunction with the PUD.

RECOMMENDATION *Based upon the proceeding, the application is recommended for Holdover until the December 5, 2013 meeting for the following reason:*

- 1.) to allow the subdivision to be heard with the associated PUD application.*

LOCATOR MAP



APPLICATION NUMBER 4 DATE November 21, 2013

APPLICANT Marian Elmore Subdivision

REQUEST Subdivision



MARIAN ELMORE SUBDIVISION



APPLICATION NUMBER 4 DATE November 21, 2013

LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



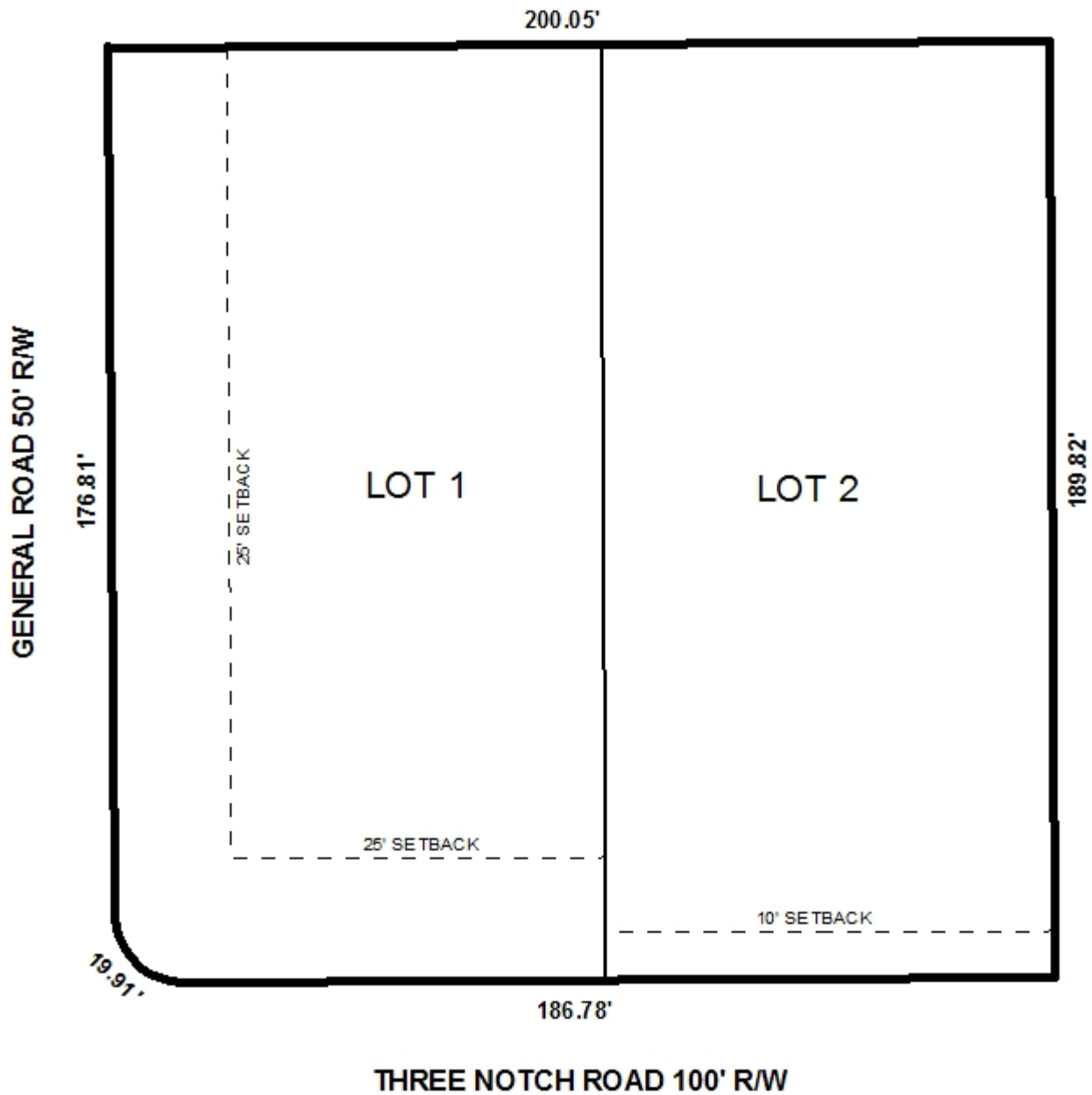
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APPLICATION NUMBER 4 DATE November 21, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE November 21, 2013

APPLICANT Marian Elmore Subdivision

REQUEST Subdivision

