

PINEWOOD SUBDIVISION, RESUBDIVISION OF LOT 4, BLOCK 1

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 legible street names to the vicinity map.
- C. Show and label the existing drainage easement along the rear of LOT 1 and LOT 2.
- D. Provide and label the monument set or found at each subdivision corner.
- 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 SUBDIVISION PLAT stating the LOT 1 and LOT 2 will be allowed to add a combined total of 4,000 sf of impervious area to the amount of impervious area that existed on Lot 4, Pinewood Block 1.
- G. 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.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Urban Forestry: 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).

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.

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 2-lot, 2.0± acre subdivision which is located on the West side of South McGregor Avenue, 415'± North of Pinebrook South within Council District 5. The applicant states that the subdivision is served by city water and sanitary sewer. The purpose of this application is to create two legal lots of record from one legal lot of record.

The proposed lots front South McGregor Avenue, a planned major street as shown on the Major Street Plan Component of the Comprehensive Plan with an existing right-of-way width of 60 feet. Due to the atypical nature of South McGregor Avenue, a minimum right-of-way width of 80 feet is required as opposed to the standard 100 foot right-of-way width normally required of most major streets. The Final Plat, if approved, should be revised to reflect dedication sufficient to provide 40 feet from the centerline of South McGregor Avenue.

The preliminary plat depicts a 40-foot minimum building setback. Any setback line must be a minimum of 25 feet from the edge of the right-of-way, and in this case, should reflect the required dedication of right-of-way.

As a means of access management, a note should be required on the Final Plat, if approved, stating that Lots 1 and 2 are limited to one curb cut each to South McGregor Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The site is located on a major street in an area where the resubdivision of residential lots has been occurring for a number of years. This higher density trend is evidenced by the frequent number of Planning Commission applications received whereby larger lots are being subdivided into smaller lots and/or older homes sited on larger lots are being demolished and resubdivided into smaller lots trending towards more compact development.

According to Section V.D.3. of the Subdivision Regulations, Lots 1 and 2 exceed the maximum width-to-depth ratio for a standard lot located within the city. However, it should be pointed out that at the Planning Commission's August 22, 2002 meeting, the properties located just due North of the subject site were granted approval to allow a larger tract of land to be subdivided into two lots exceeding the width-to-depth ratio. The shape of the proposed lots, as depicted on the preliminary plat, will be keeping in character with other properties sited along this major thoroughfare. A waiver of Section V.D.3 will be necessary in order to accommodate the proposed width-to-depth ratio.

Aerial images appear to depict an existing dwelling located on the lot, straddling the proposed interior lot line. Documentation must be submitted to illustrate the removal of the dwelling by means of a demolition permit prior to the signing of the Final Plat.

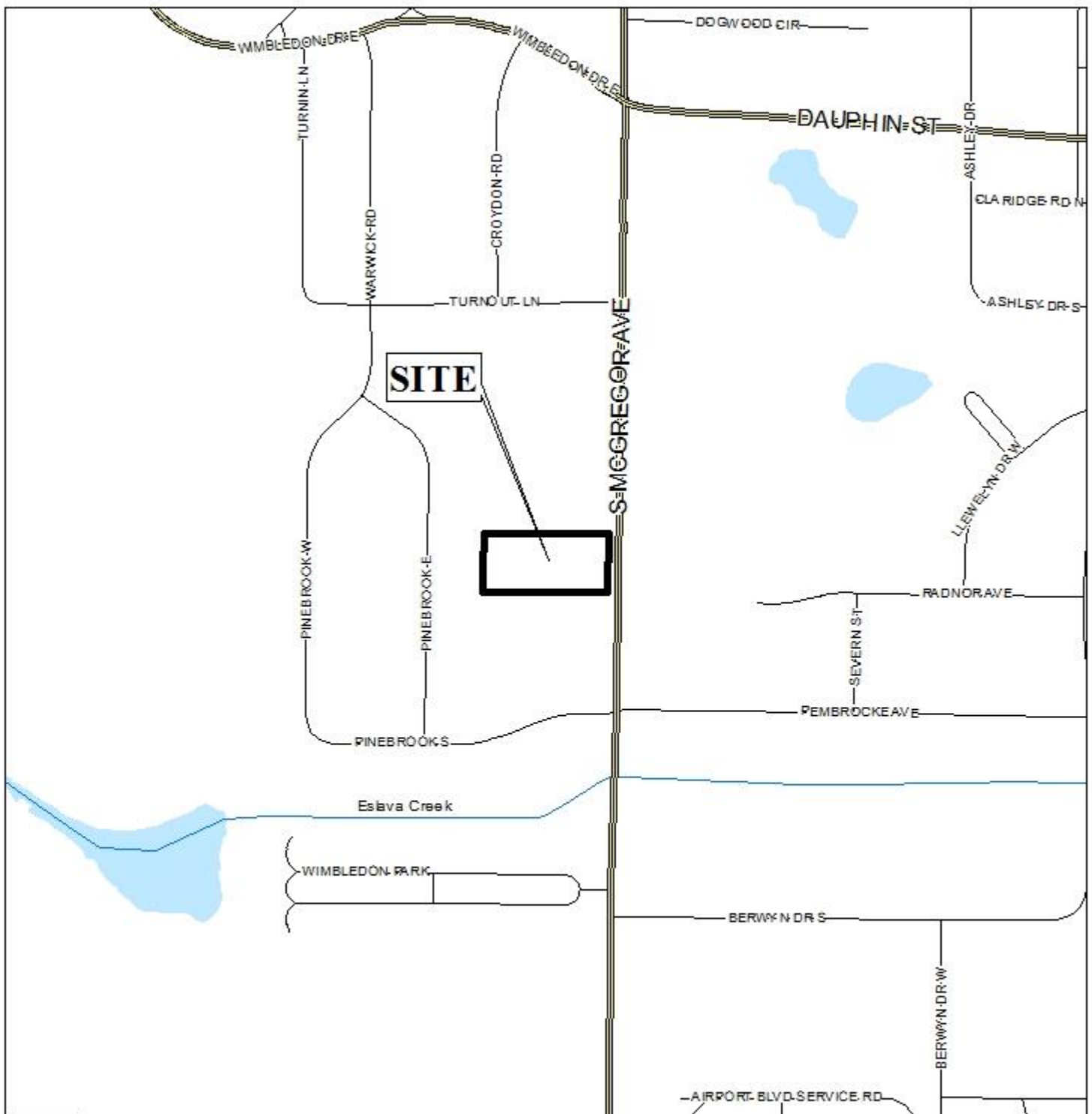
The proposed lot sizes are provided in square feet and acres for each lot, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be revised to reflect right-of-way dedication and retained on the Final Plat, if approved.

With a waiver of Section V.D.3. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication sufficient to provide 40 feet from the centerline of South McGregor Avenue;
- 2) Obtainment of a demolition permit for the existing dwelling prior to the signing of the Final Plat;
- 3) Illustration of a 25 foot minimum building setback line along South McGregor Avenue for each lot, reflecting right-of-way dedication;

- 4) Placement of a note on the Final Plat, stating that Lots 1 and 2 are limited to one curb cut each to South McGregor Avenue, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) Retention of the lot size in square feet and acres on the Final Plat revised for dedication;
- 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 legible street names to the vicinity map. C. Show and label the existing drainage easement along the rear of LOT 1 and LOT 2. D. Provide and label the monument set or found at each subdivision corner. 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 SUBDIVISION PLAT stating the LOT 1 and LOT 2 will be allowed to add a combined total of 4,000 sf of impervious area to the amount of impervious area that existed on Lot 4, Pinewood Block 1. G. 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. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 7) 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);*
- 8) 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).); and*
- 9) Compliance with 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).).*

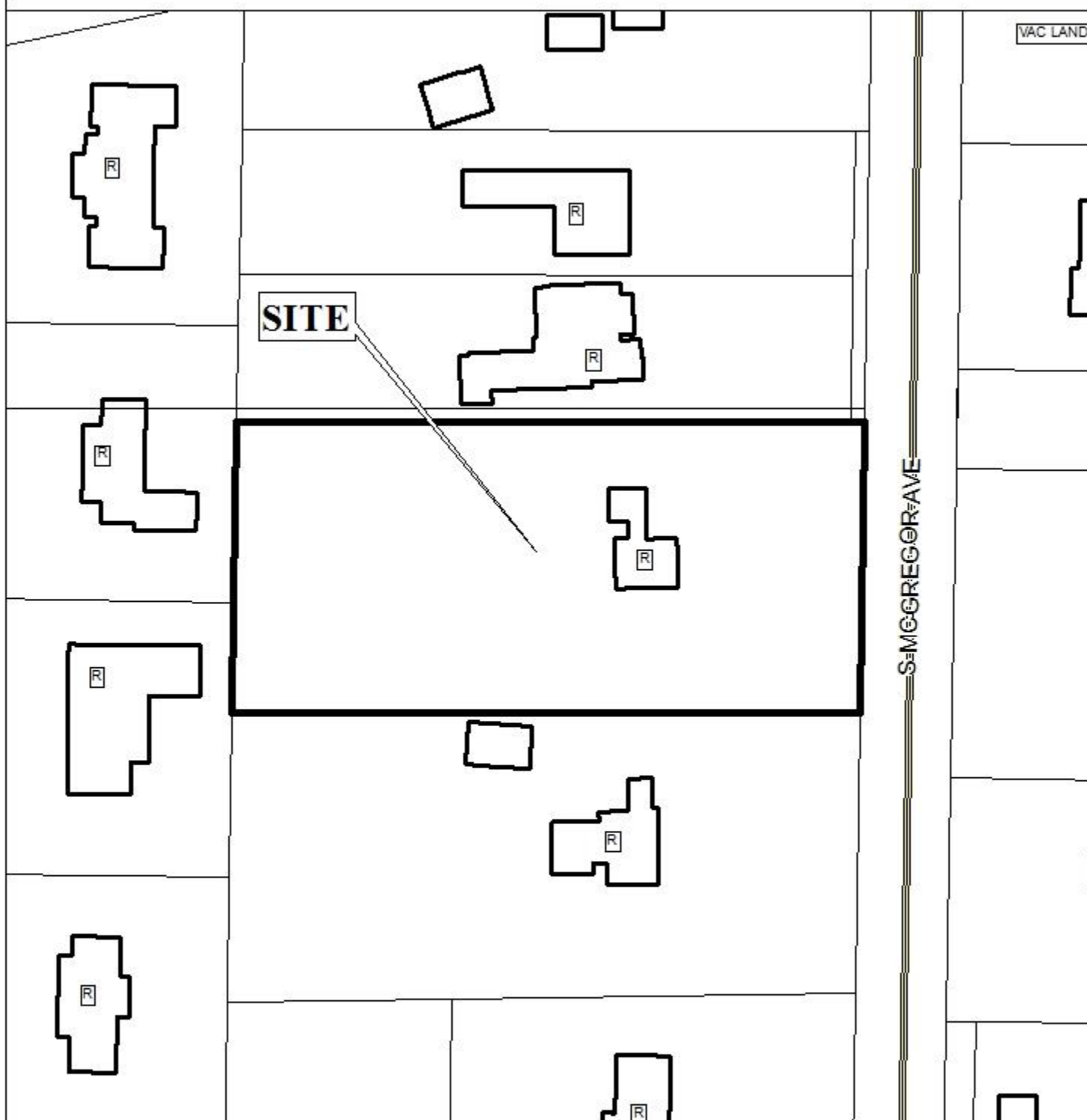
LOCATOR MAP



APPLICATION NUMBER 4 DATE August 20, 2015
APPLICANT Pinewood Subdivision, Resubdivision of Lot 4, Block 1
REQUEST Subdivision



PINWOOD SUBDIVISION, RESUBDIVISION OF LOT 4, BLOCK 1

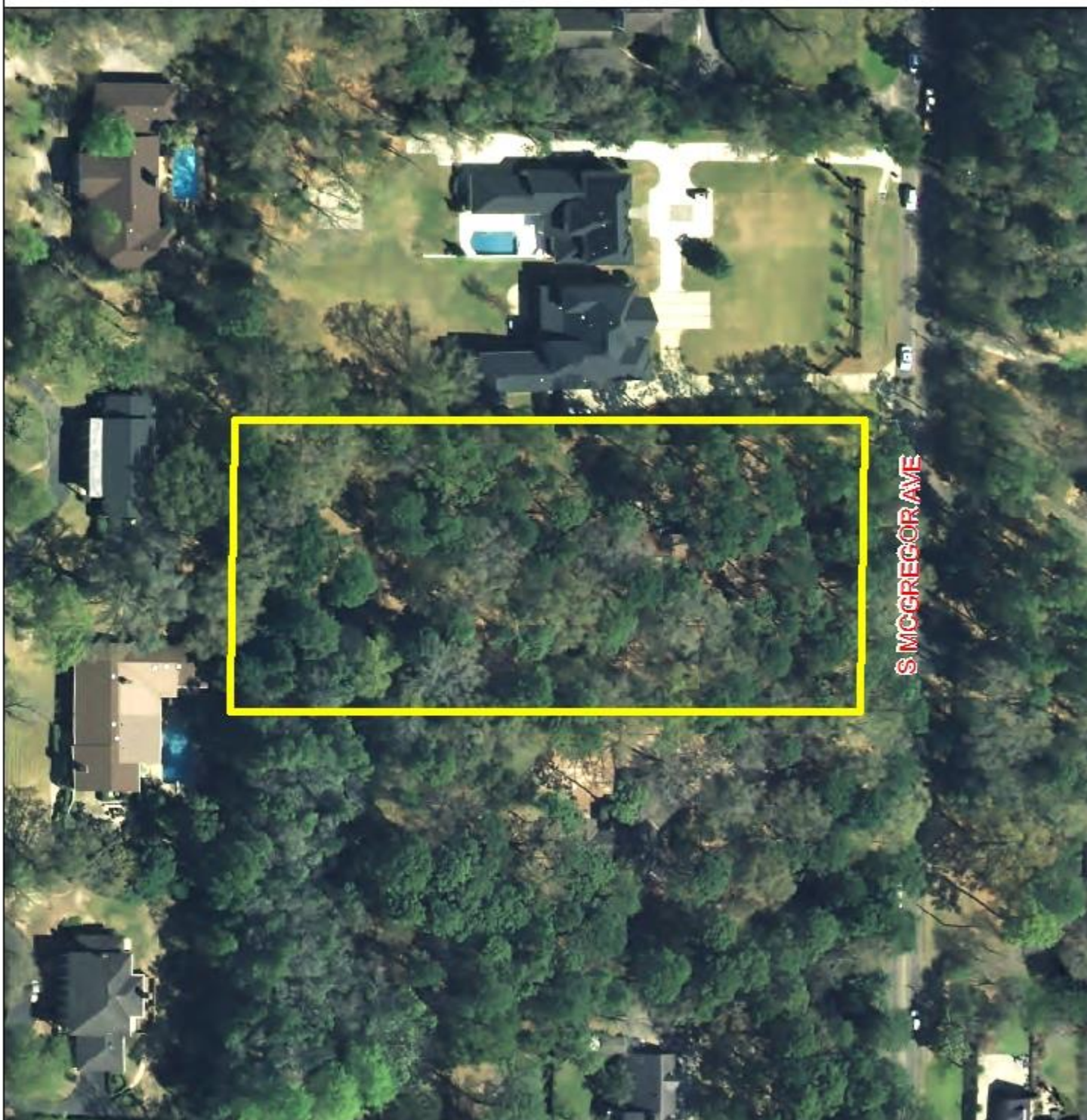


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| R-A | R-3 | T-B | B-2 | B-5 | MUN | SD-WH | T5.1 |
| R-1 | R-B | B-1 | B-3 | I-1 | OPEN | T3 | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD | T4 | T6 |



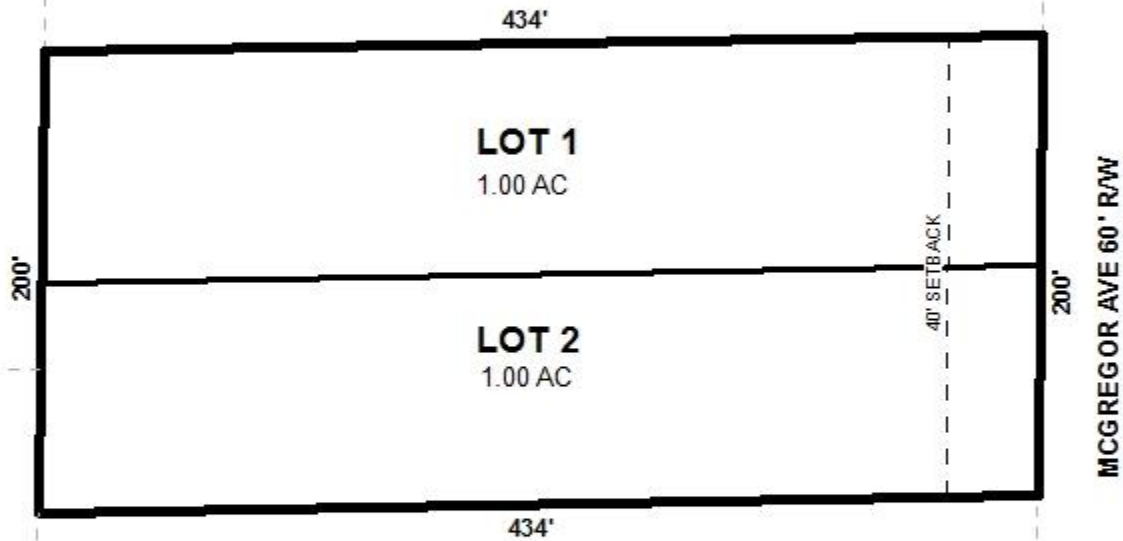
PINEWOOD SUBDIVISION, RESUBDIVISION OF LOT 4, BLOCK 1



APPLICATION NUMBER 4 DATE August 20, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE August 20, 2015
APPLICANT Pinewood Subdivision, Resubdivision of Lot 4, Block 1
REQUEST Subdivision

