

## **UNNECESSARY 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. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. 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.
- 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 a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- I. 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 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).

MAWWS Comments: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 0.15± acre subdivision, which is located on the Northeast corner of Eslava Street and South Cedar Street, in Council District 2. The applicant states the site is served by city water and sewer services.

The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel.

The proposed lot, located in the Church Street East Historic District, as well as in a T-3 Sub-District of the Downtown Development District, is a corner lot with frontage along Eslava Street and South Cedar Street, both "B" streets with curb and gutter. A compliant 50' right-of-way is depicted along Eslava Street and, as such, no dedication is required. It should be noted that South Cedar Street appears to have a 40' right-of-way and dedication to provide 25' from the centerline of the street would normally be required; however, other subdivisions along South Cedar Street since at least the late-1970s have not required right-of-way dedication, thus a waiver may be appropriate. Dedication of the corner radii at Eslava Street and South Cedar Street should nevertheless be required, and illustrated, per Section V.D.6. of the Subdivision Regulations to provide a minimum 20' radius.

In keeping with the character of the surrounding neighborhood, the site should be limited to one curb cut to South Cedar Street, with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lot, as depicted, does not meet the minimum area requirements as regulated by the Subdivision Regulations. However, as the site is within the Downtown Development District, different lot regulations apply. As such, the area, width and setback requirements of the Subdivision Regulations should be waived to allow for the provisions of the Downtown Development District regarding subdivisions in T-3 Sub-Districts.

The plat illustrates the size of the lot in both square feet and acres and this information should be retained on the Final Plat, or a table providing the same information should be furnished on the Final Plat, if approved.

The building setback lines along Eslava Street and South Cedar Street, requirements of the Downtown Development District regulations, are shown on the preliminary plat and should be retained on the Final Plat, if approved.

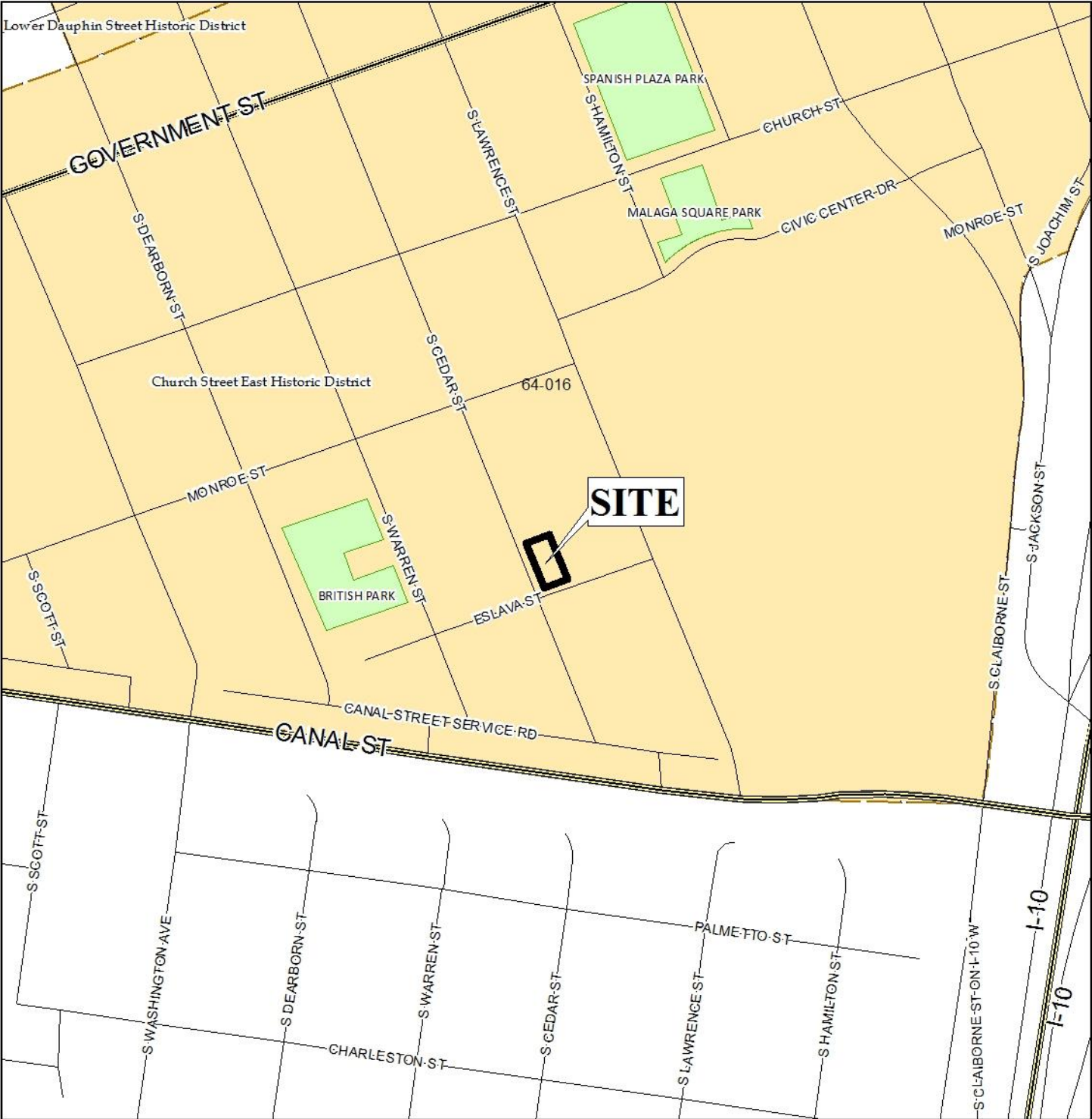
Finally, any additional site improvements of the proposed lot are subject to the acquisition of the appropriate land disturbance and building permits, and should comply with all applicable codes and ordinances.

Based on the preceding, and with a waiver of Sections V.B.14., V.D.2. and V.D.9. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the Final Plat to illustrate dedication of the corner radii at Eslava Street and South Cedar Street to provide a minimum 20' radius if determined necessary by the City Engineer;
- 2) a note on the Final Plat stating the lot is limited to one curb cut to South Cedar Street, with any changes in its size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;

- 3) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 4) retention of the minimum building setback lines along Eslava Street and South Cedar Street on the Final Plat;
- 5) 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) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. C) Provide and label the monument set or found at each subdivision corner. D) Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer. E) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F) 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. 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 a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. I) 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.);*
- 6) compliance with Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 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 2015-116 and City Code Chapters 57 and 64).);*
- 8) 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).);*
- 9) completion of the subdivision process prior to any requests for new construction; and
- 10) compliance with all applicable codes and ordinances.

# LOCATOR MAP



APPLICATION NUMBER 4 DATE June 2, 2016

APPLICANT \_\_\_\_\_ Unnecessary Subdivision

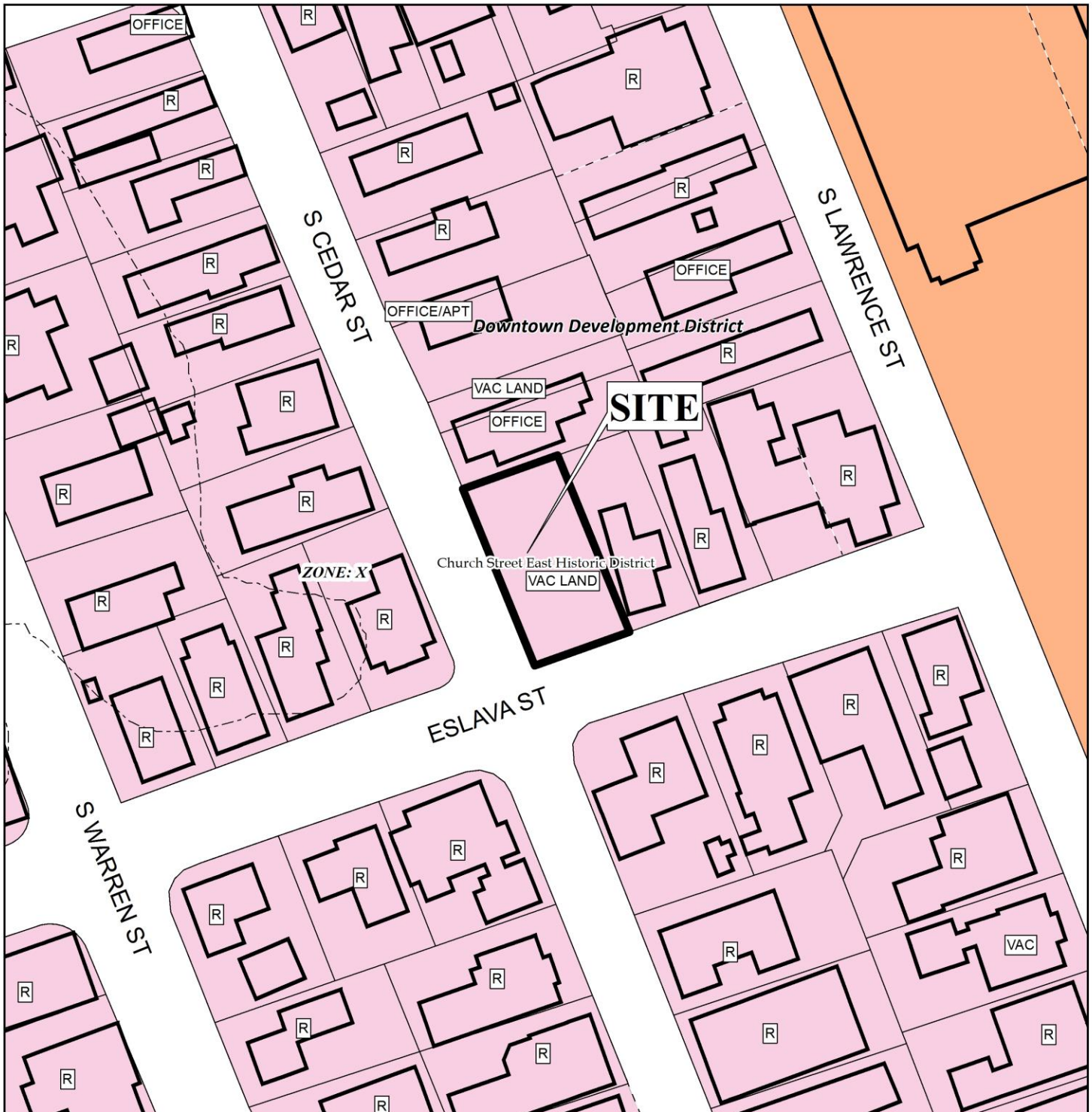
REQUEST\_\_\_\_\_Subdivision\_\_\_\_\_



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# UNNECESSARY SUBDIVISION



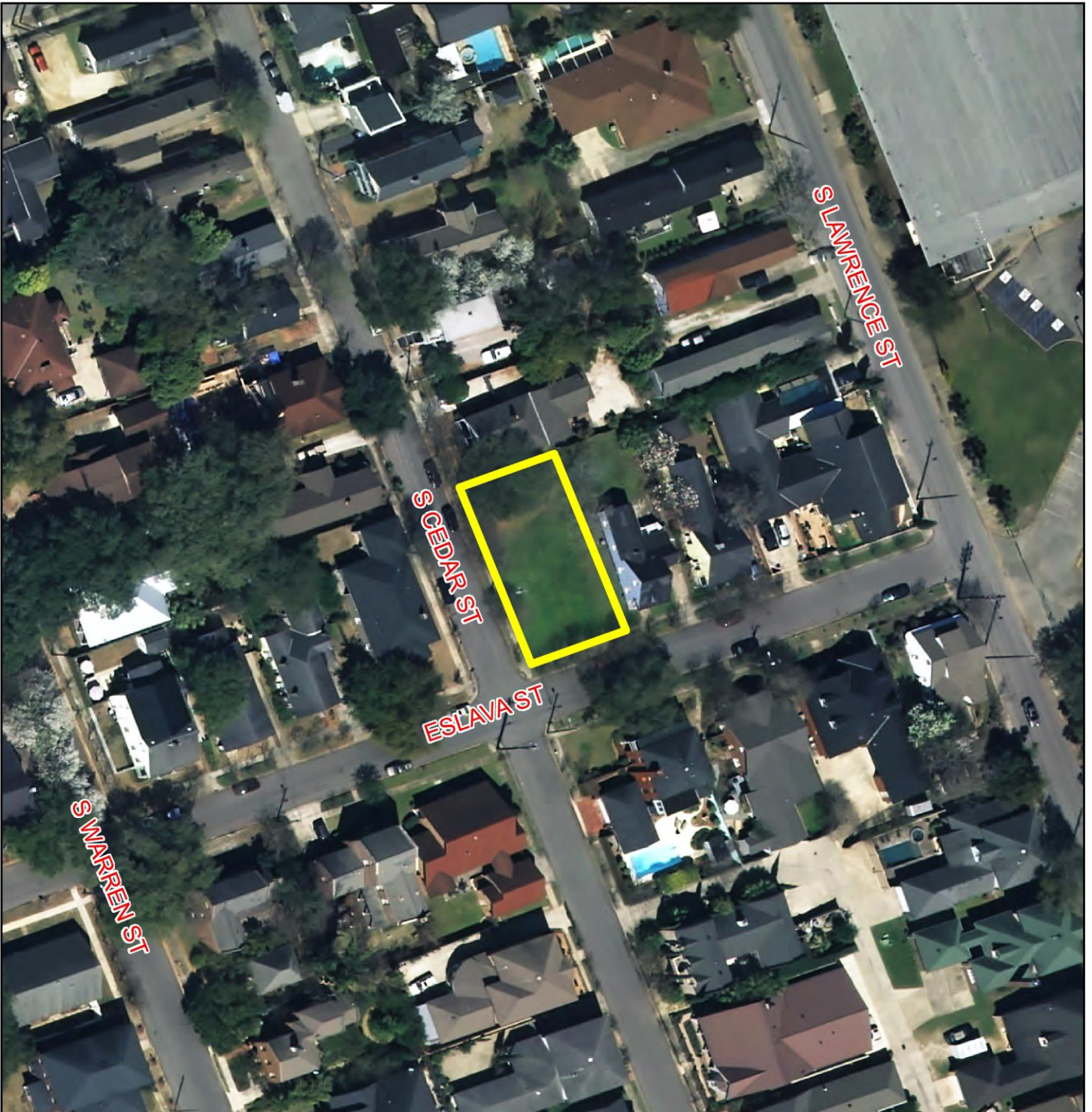
APPLICATION NUMBER 4 DATE June 2, 2016

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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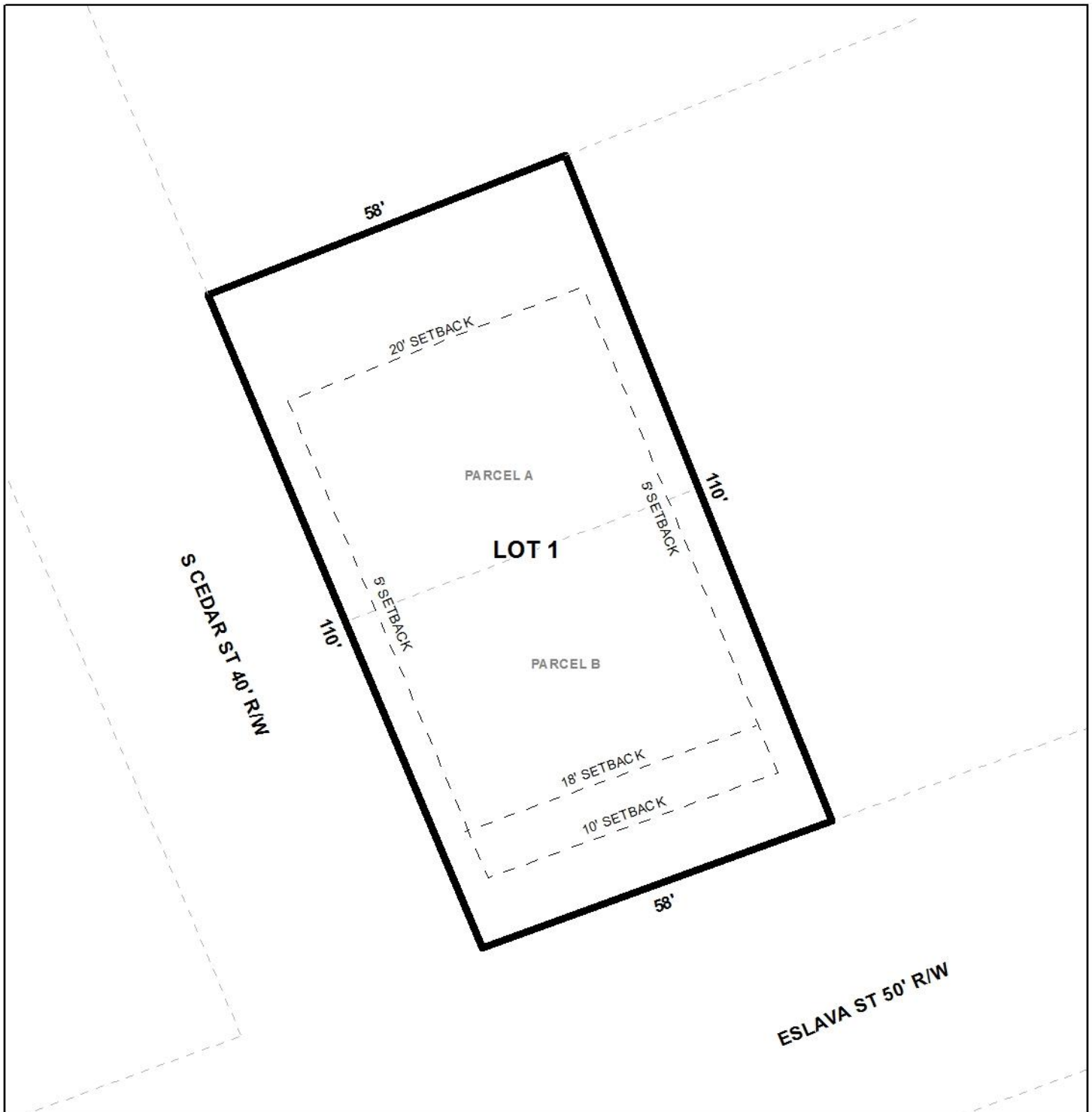


APPLICATION NUMBER 4 DATE June 2, 2016



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# DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE June 2, 2016

APPLICANT Unnecessary Subdivision

REQUEST Subdivision



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