

## **ALAYNA'S SHORELINE SUBDIVISION**

Engineering Comments: FINAL PLAT 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 the east end of Parker Lane ROW and existing parcels adjacent to the north line of LOT A.
- D. Review and revise the written legal description. Check the labeling and limits of existing LOT 2 and the use of it in the written description.
- E. Add all written bearings in the written legal description to the map.
- F. Label the POC and POB of each parcel.
- G. Check the callout for the distance across Bay Front Rd. Written value doesn't match the map.
- H. Provide reference monumentation along the East side of LOT B.
- I. Dedicate ROW along Parker Lane as required (approximately 10') to match the Channel View Subdivision to the south and a corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Northwest corner of LOT A.
- J. Show and label all flood zones.
- K. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- L. Provide and label the monument set or found at each subdivision corner.
- M. Show and label the existing monumentation for the northwest corner of Channel View Subdivision that lies along the south property line of the proposed subdivision.
- N. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- O. Provide the Surveyor's Certificate and Signature.
- P. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- Q. 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.
- R. 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.
- S. 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.
- T. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.

U. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original 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 **additional** sewer service has not been applied for. MAWSS cannot guarantee **additional** sewer service until a Capacity application is approved by Volker Engineering, Inc.

The plat illustrates the proposed 2-lot, 13.4 acres subdivision located on the West side of Bay Front Road, 685' North of Hannon Road extending to the East side of Parker Lane, in Council District 3. The purpose of this application is to create two legal lots of record from two metes-and-bounds parcels, the interior lot line of which will be adjusted.

Proposed Lot A has frontage on Parker Lane, a minor street without curb and gutter that would traditionally require a 60' right-of-way width; however, the preliminary plat illustrates a 30' right-of-way width along Parker Lane. Given that a neighboring subdivision, approved at the September 15, 1994 meeting of the Planning Commission, was required to dedicate the appropriate right-of-way width along Parker Lane, the subject plat should be revised to also illustrate dedication of 30' from the centerline of Parker Lane, if approved.

Proposed Lot B has two frontages on Bay Front Road, a minor street bisecting the lot with an adequate, existing right-of-way of 50'; therefore, no dedication should be required.

With regards to access management, a note should be placed on the Final Plat stating that Lot A is limited to one curb cut to Parker Lane, and Lot B is limited to one curb cut on either side of Bay Front Road, with any changes in their sizes, designs, or locations to be approved by Traffic Engineering and conform to AASHTO standards.

Proposed Lot B is slightly irregular in shape and may perhaps be regarded as a flag lot. Additionally, the depth of each proposed lot is more than 3.5 times the width of the lots at their potential building setback lines. Such designs are generally discouraged by Sections V.D.1 and V.D.3. of the Subdivision Regulations, respectively; however, the lots are not incompatible with other lot configurations in the vicinity, many of which were approved by the Planning Commission. As such, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations may be appropriate.

Regardless of lot configuration, each lot meets the minimum size requirements of the Subdivision Regulations which are appropriately illustrated in both square feet and acres on the plat. If approved, this information should be retained on the Final Plat, or the applicant may furnish a table providing the same information.

The 25-foot minimum building setback is not illustrated on either lot on the preliminary plat. Revision of the plat to illustrate a 25-foot minimum building setback line on each lot, along each street frontage, should be required, if approved.

It should be noted that, with regards to the portion of proposed Lot B to the East of Bay Front Road, similarly-split lots in the vicinity have been approved with the condition that no dwellings are permitted to be constructed on such lot portions. As such, a similar condition of approval for the proposed subdivision may be appropriate.

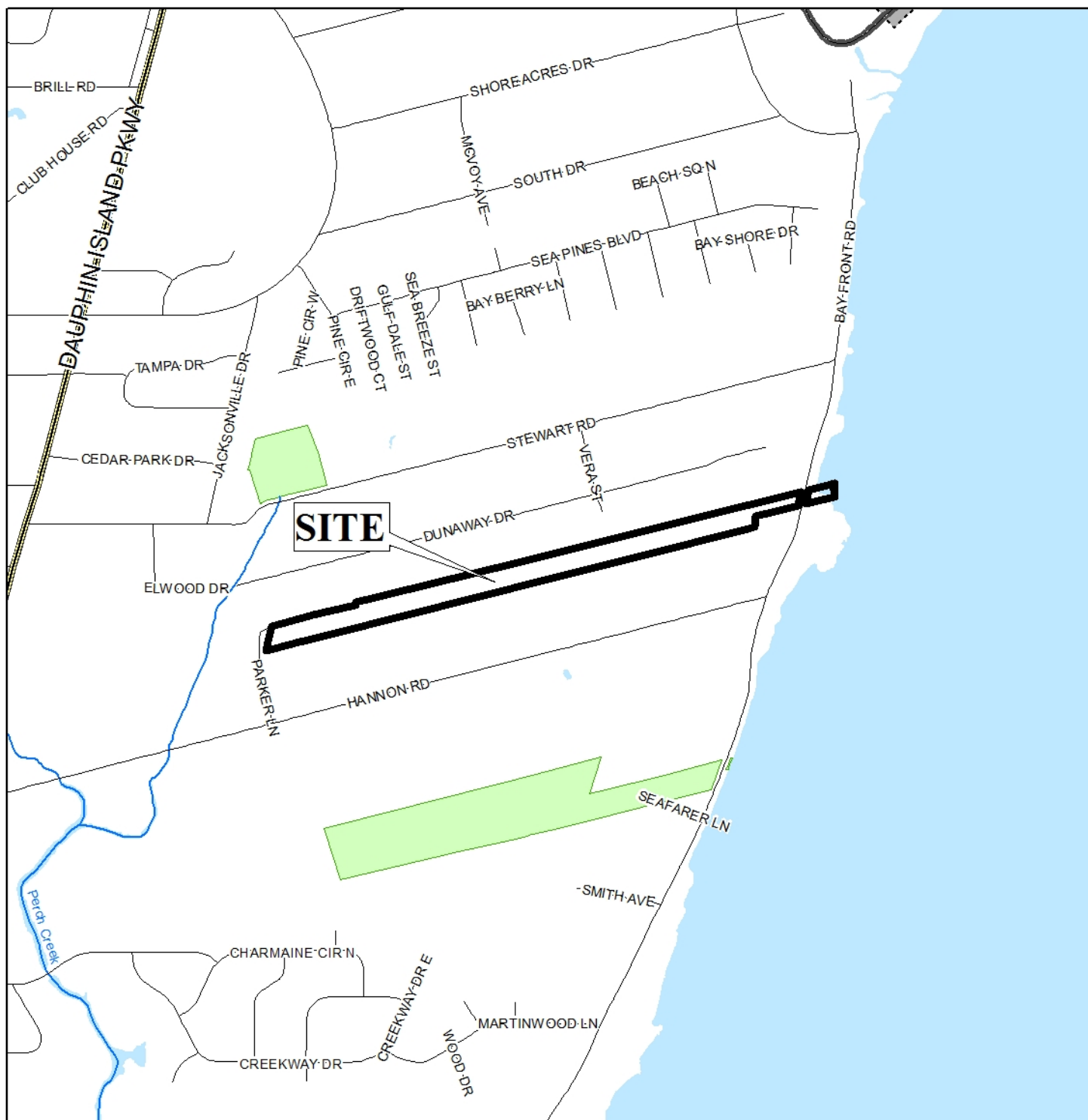
Finally, it should be noted that proposed Lot B is developed with a single-family residence. Any additional site improvements of the proposed lot, or any site improvements to proposed Lot A, are subject to the acquisition of the appropriate land disturbance and building permits, and should comply with all applicable codes and ordinances.

Based on the preceding, and with a waiver of Sections V.B.14, V.D.1, and V.D.3. of the Subdivision Regulations, the plat is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to dedicate 30' from the centerline of Parker Lane along Lot 1;
- 2) placement of a note on the Final Plat stating that Lot A is limited to one curb cut to Parker Lane, and Lot B is limited to one curb cut on either side of Bay Front Road, with any changes in their sizes, designs, or locations to be approved by Traffic Engineering and conform to AASHTO standards.
- 3) retention of the lot sizes in both square feet and acres on the Final Plat, or furnishing of a table on the Final Plat providing the same information;
- 4) revision of the plat to illustrate a 25' minimum building setback line along all street frontages;
- 5) placement of a note on the Final Plat stating no dwelling may be constructed on the portion of Lot B East of Bay Front Road;
- 6) compliance with Engineering comments: (*FINAL PLAT 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 the east end of Parker Lane ROW and existing parcels adjacent to the north line of LOT A. D) Review and revise the written legal description. Check the labeling and limits of existing LOT 2 and the use of it in the written description. E) Add all written bearings in the written legal description to the map. F) Label the POC and POB of each parcel. G) Check the callout for the distance across Bay Front Rd. Written value doesn't match the map. H) Provide reference monumentation along the East*)

- side of LOT B. I) Dedicate ROW along Parker Lane as required (approximately 10') to match the Channel View Subdivision to the south and a corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the Northwest corner of LOT A. J) Show and label all flood zones. K) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. L) Provide and label the monument set or found at each subdivision corner. M) Show and label the existing monumentation for the northwest corner of Channel View Subdivision that lies along the south property line of the proposed subdivision. N) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. O) Provide the Surveyor's Certificate and Signature. P) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Q) 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. R) 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. S) 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. T) Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. U) After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.);*
- 7) compliance with Traffic Engineering comments: (Driveway number, 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 2015-116 and City Code Chapters 57 and 64).);
  - 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).);
  - 10) completion of the subdivision process prior to any requests for new construction; and
  - 11) compliance with all applicable codes and ordinances.

# LOCATOR MAP



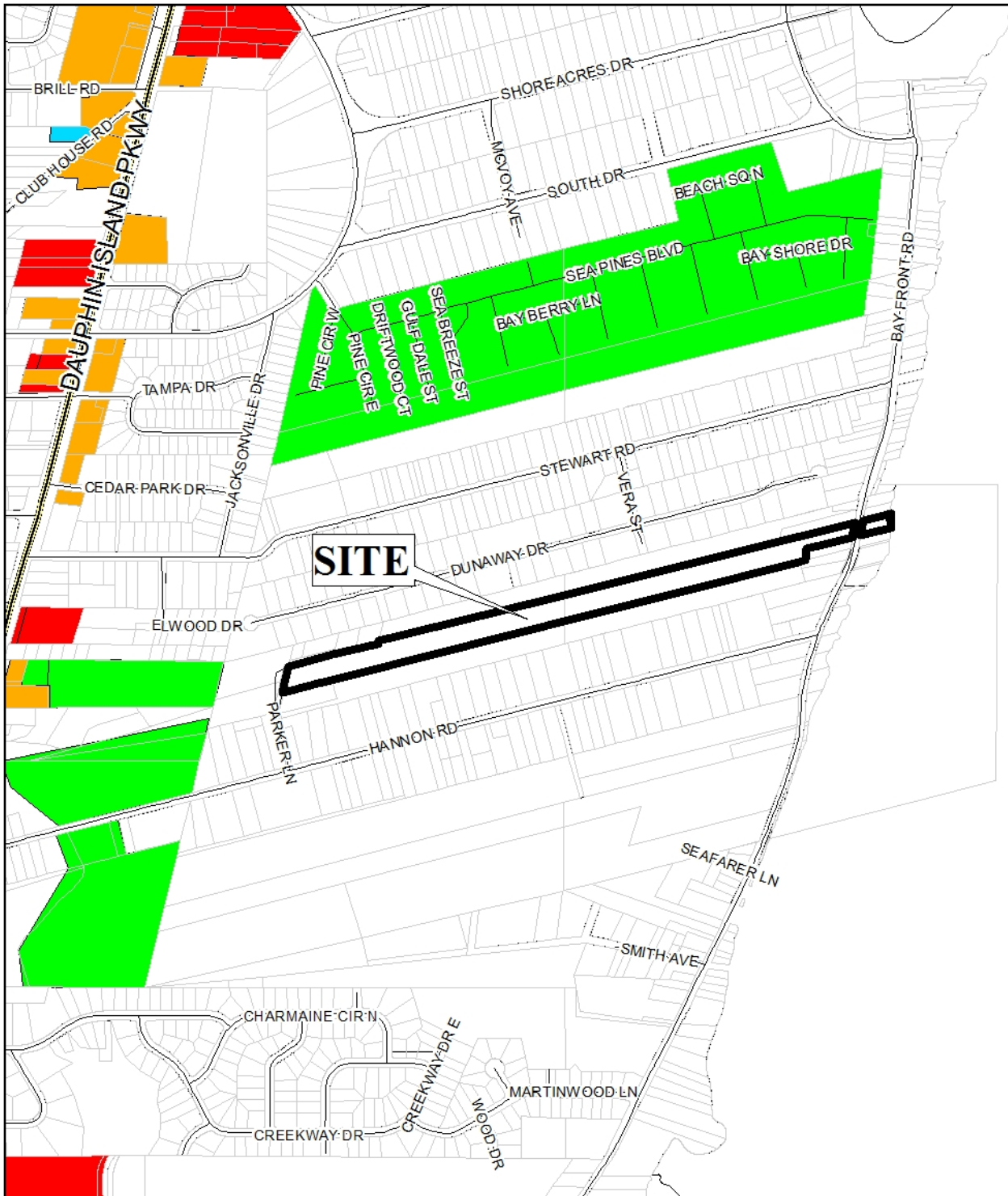
APPLICATION NUMBER 5 DATE September 15, 2016

APPLICANT Alayna's Shoreline Subdivision

REQUEST Subdivision



# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE September 15, 2016

APPLICANT Alayna's Shoreline Subdivision

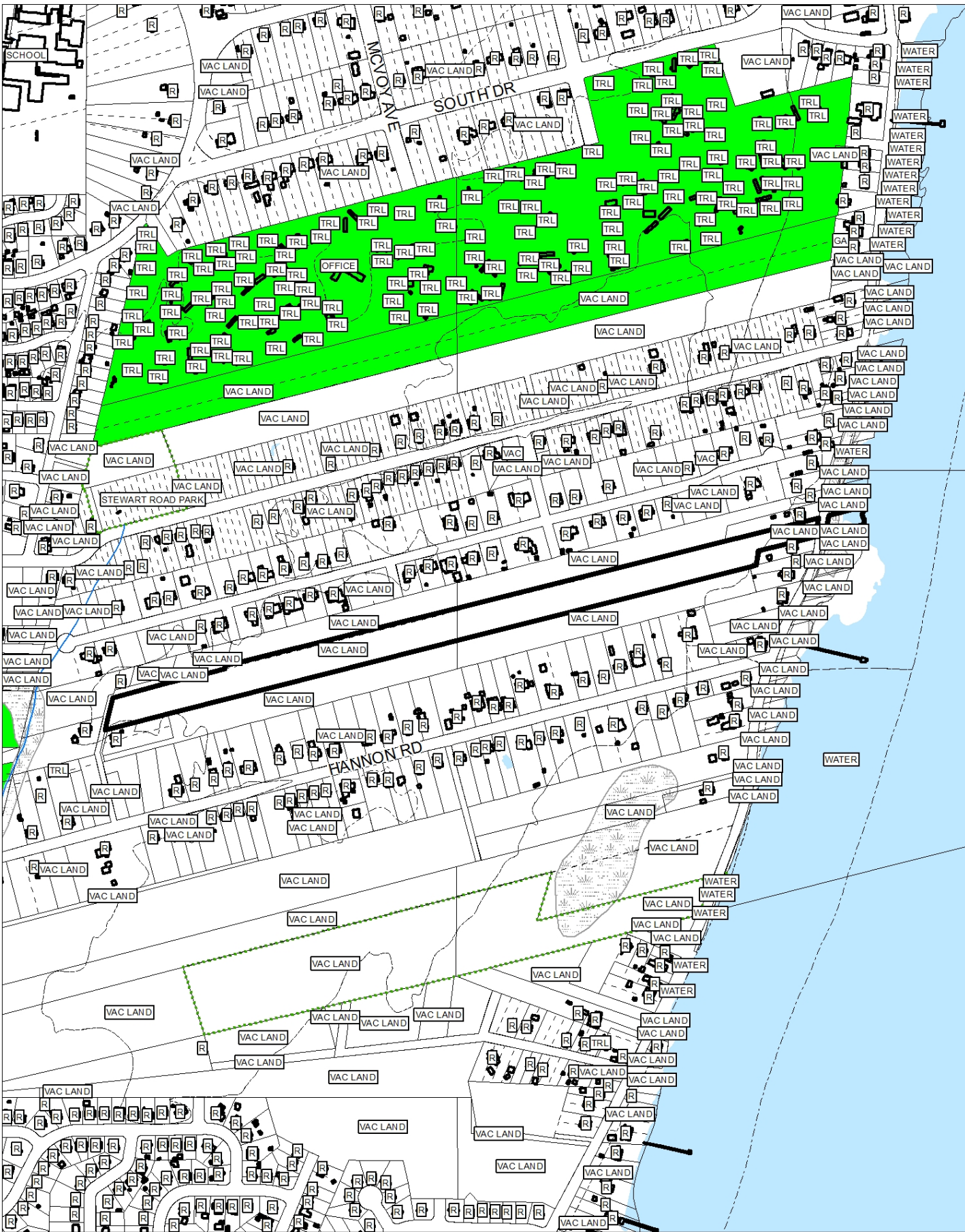
REQUEST Subdivision





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ALAYNA'S SHORELINE SUBDIVISION



APPLICATION NUMBER 5 DATE September 15, 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





# ALAYNA'S SHORELINE SUBDIVISION

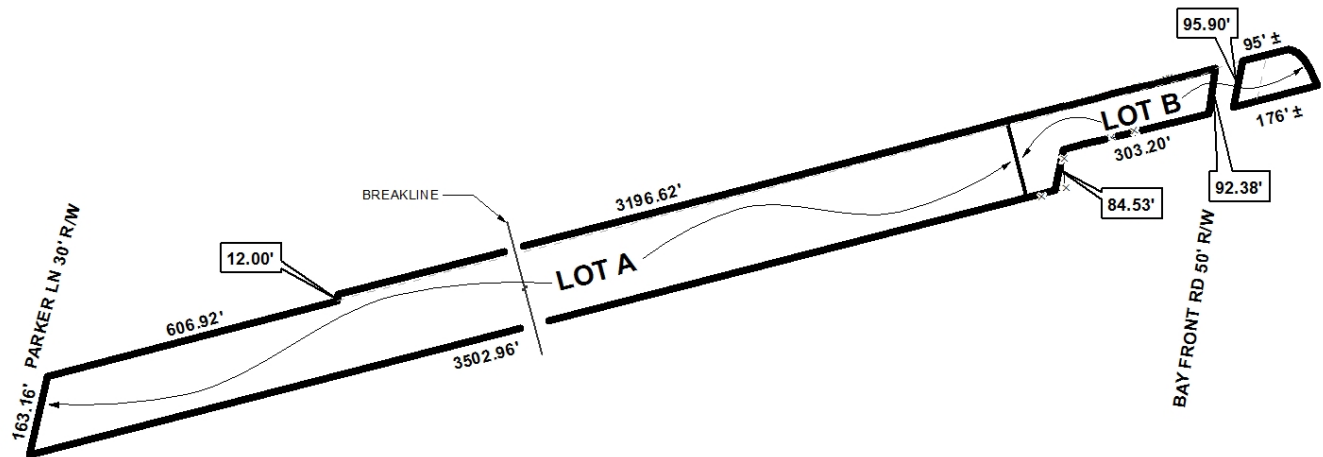


APPLICATION NUMBER 5 DATE September 15, 2016





DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE September 15, 2016  
APPLICANT Alayna's Shoreline Subdivision  
REQUEST Subdivision



NTS