

COASTAL SUBDIVISION, RESUBDIVISION OF LOT 3

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. Provide the location, width, purpose of existing easements adjacent to the proposed subdivision.
- C. Provide the existing lot information (lines and owner) located near the northwest corner and the south side of the property.
- D. The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site.
- E. Show and label the POB.
- F. Provide recording information for the area listed as "VACATED STRIP". This is not an accurate depiction of the existing site; the ROW VACATION REQUEST is still being reviewed by staff. Also, "VACATED STRIP" is not an acceptable term. You will also need to provide the recording information, and should list to whom the area is dedicated.
- G. Delete the two (2) labels "10' DEDICATION". These areas are currently public ROW. The property owner does not have title to these areas to dedicate.
- H. Add "COMMISSION" to the signature block labeled MOBILE CITY PLANNING.
- I. Add a signature block for the Traffic Engineer.
- 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- N. 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.
- O. 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.
- P. 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.
- Q. Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile.

- R. Remove the improvements from the drawing and provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- S. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot is limited to one curb cut to Cottage Hill Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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 Volkert Engineering, Inc.

The plat illustrates the proposed 1-lot, 7.2± acre subdivision, which is located on the South side of Cottage Hill Road at the South terminus of Moss Creek Court, in Council District 6. The applicant states the site is served by city water and sewer services.

The proposed lot was previously subdivided and recorded in 1990, and was the subject of Planned Unit Development and Re-zoning approvals at the September 26, 1996 meeting of the Planning Commission to allow multiple buildings on a single building site, and to rezone the property from R-1, Single-Family Residential, to B-1, Buffer Business. Most recently, the site was the subject of a Sidewalk Waiver application at the June 5, 1997 meeting of the Planning Commission; the application was denied. The purpose of this application is to create one legal lot of record from a single legal lot with the addition of a 40'-wide, proposed vacated right-of-way along Cottage Hill Road.

The lot has frontage along Cottage Hill Road, a major street requiring a 100' right-of-way width. The preliminary plat illustrates an 80' right-of-way with an additional 10' of dedication sufficient to provide 50' from the centerline of Cottage Hill Road; as such, no additional dedication is necessary.

The site is developed, thus, as a means of access management, the lot should be limited to its existing curb cut, 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, meets the minimum area requirements as regulated by the Subdivision Regulations, and is appropriately labeled in square feet and acres; this information

should be retained on the Final Plat, or a table providing the same information should be provided on the Final Plat, if approved.

The lot exceeds the width-to-depth ratio of V.D.3. of the Subdivision Regulations; however, because it was previously approved by the Planning Commission, a waiver of V.D.3. of the Subdivision Regulations may be appropriate.

The 25' minimum building setback line is shown on the preliminary plat and should also be retained on the Final Plat, if approved.

It should be noted that, if the subdivision is approved, the existing sidewalk will no longer be in the right-of-way; instead, it will be wholly located on private property approximately 30' from the new edge of the right-of-way.

It should also be noted that any additional site improvements of the proposed lot are subject to new Planned Unit Development approval, and should comply with all applicable codes and ordinances.

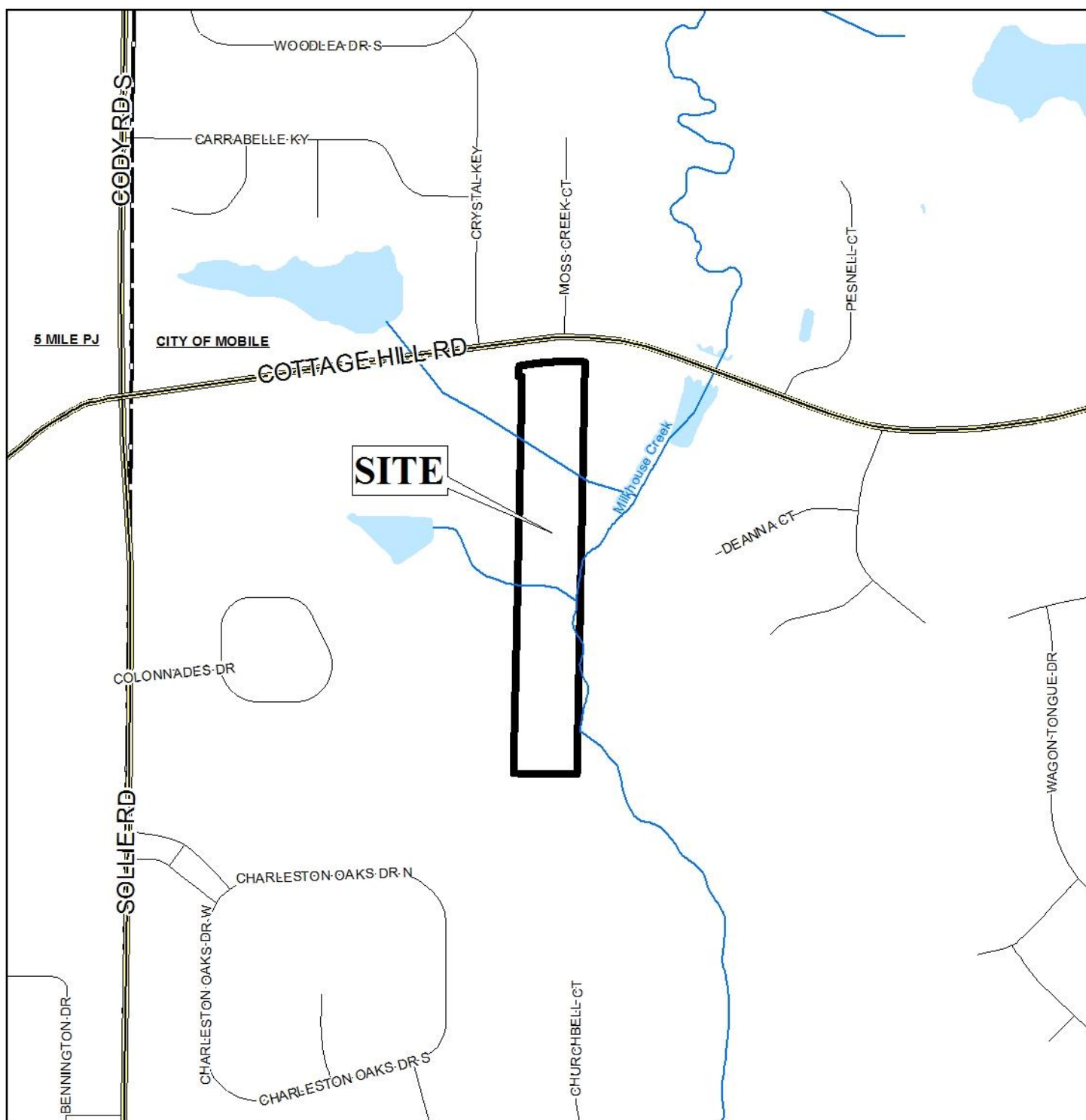
With a waiver of Section V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Completion of the Right-of-Way Vacation Request, with documentation of completion provided prior to signing of the Final Plat.
- 2) A note on the Final Plat stating that the lot is limited to its existing curb cut, 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 both square feet and acres on the Final Plat, or a table on the Final Plat providing the same information;
- 4) Retention of the 25' minimum building setback line 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) Provide the location, width, purpose of existing easements adjacent to the proposed subdivision. C) Provide the existing lot information (lines and owner) located near the northwest corner and the south side of the property. D) The City of Mobile GIS data shows a potential for wetlands on the property. On the plat, show the location of any wetlands, or submit a written statement from a Wetlands Professional stating that there are no wetlands present on-site. E) Show and label the POB. F) Provide recording information for the area listed as "VACATED STRIP". This is not an accurate depiction of the existing site; the ROW VACATION REQUEST is still being reviewed by staff. Also, "VACATED STRIP" is not an acceptable term. You will also need to provide the recording information, and should list to whom the area is dedicated. G) Delete the two (2) labels "10' DEDICATION". These areas are currently public ROW. The property owner does not have title to these*

areas to dedicate. H) Add "COMMISSION" to the signature block labeled MOBILE CITY PLANNING. I) Add a signature block for the Traffic Engineer. 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) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. N) 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. O) 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. P) 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. Q) Remove the County Engineer's signature block from the Plat. The County Engineer no longer signs plats within the municipal limits of the City of Mobile. R) Remove the improvements from the drawing and provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. S) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) Compliance with Traffic Engineering comments: (Lot is limited to one curb cut to Cottage Hill Road, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 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) A note stating that any additional site improvements are subject to Planned Unit Development approval; and

LOCATOR MAP



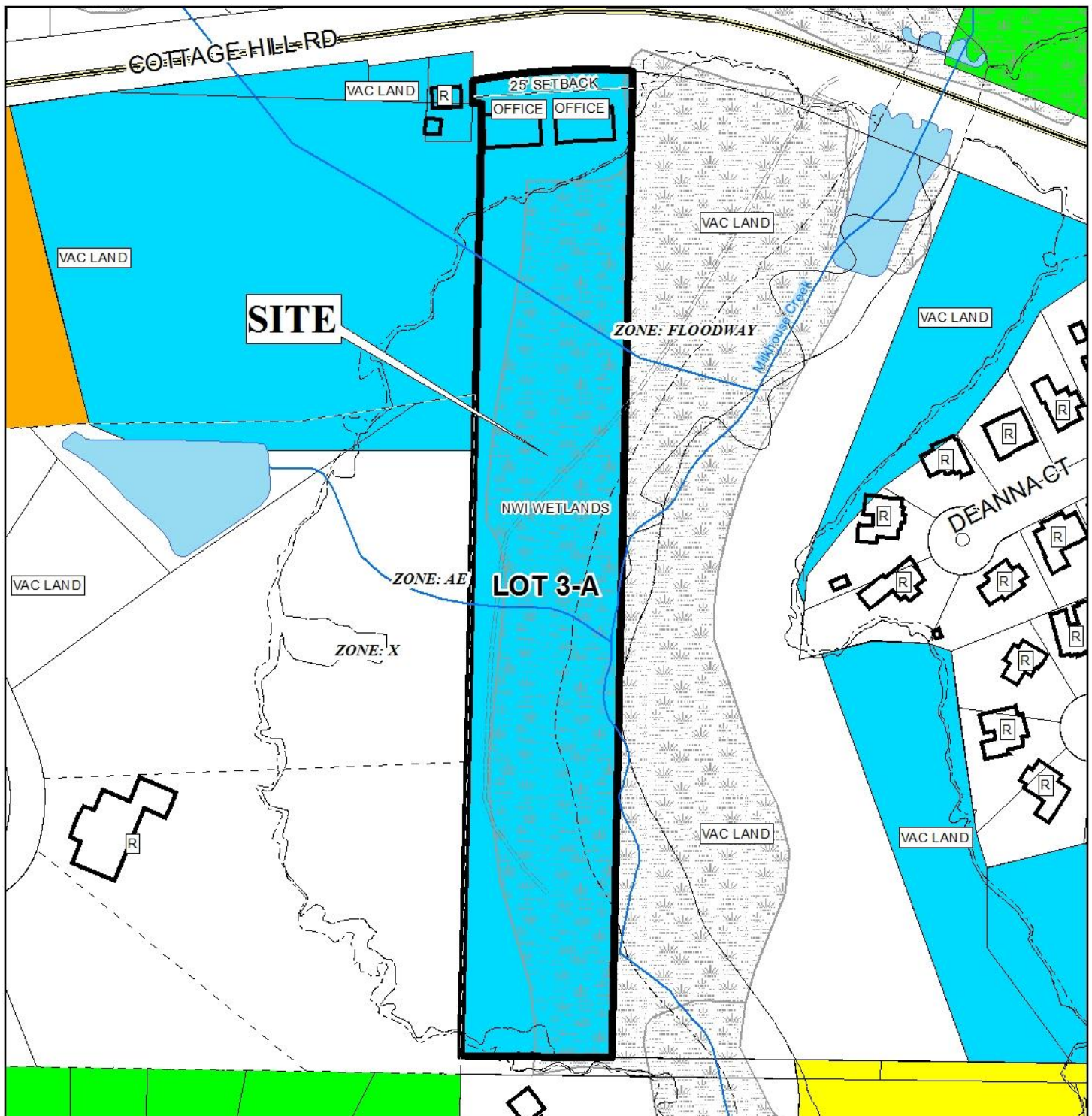
APPLICATION NUMBER 5 DATE April 21, 2016

APPLICANT Coastal Subdivision, Resubdivision of Lot 3

REQUEST Subdivision



COASTAL SUBDIVISION, RESUBDIVISION OF LOT 3



APPLICATION NUMBER 5 DATE April 21, 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



COASTAL SUBDIVISION, RESUBDIVISION OF LOT 3



APPLICATION NUMBER 5 DATE April 21, 2016

