

## **MCCOY OF SPRINGHILL SUBDIVISION**

### **RESUBDIVISION OF LOTS 1 & 2**

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 a correct Vicinity Map.
- C. Delete Pioneer Road from the Vicinity Map. There is no such road within the City of Mobile. Add Foreman Road and Dickens Ferry Road to the Vicinity Map.
- D. Check the bearings and distances shown in the boundary labels and description. Provide the record data for the north line, label the calculated bearing for the east line, and clarify whether record or calculated information is provided in the description for the south line along Old Shell Road.
- E. Provide and label the basis of bearing used for the survey.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. 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.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - #75) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- I. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- J. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot is limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any 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 61-929 and City Code Chapters 57 and 64).

Fire-Rescue Department Comments: All projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction, fall under the State or County Fire Code. (2012 IFC)

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

The preliminary plat illustrates the proposed 1-lot, 5.2± acre subdivision located on the North side of Old Shell Road, 230'± East of Allen Drive in Council District 7. The applicant states that the subdivision is served by public water and sewer services. The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel and two legal lots of record that were initially recorded on August 31, 2001.

The site fronts on Old Shell Road, a major street which should have a 100' right-of-way width. The preliminary plat illustrates Old Shell Road as having a right-of-way width that varies, possibly making dedication to provide 50' from the centerline necessary. If approved, this information should be indicated on the Final Plat. Additionally, as addressed by the original Subdivision Plat and as a means of access management, a note should be required on the Final Plat stating that the lot is limited to its two existing curb cuts, with any changes in their size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat does not indicate the 35' building setback line for the proposed Lot as illustrated on the original Subdivision Plat, nor does it indicate the 25' minimum building setback line required by Section V.D.9. of the Subdivision Regulations. If approved, either the original 35' building setback line *or* the 25' minimum building setback line should be illustrated on the Final Plat.

The proposed Lot meets the minimum size requirements of the Subdivision Regulations and is labeled on the preliminary plat with its respective size in acres, but not in square feet. If approved, the lot size should be placed in square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

It should be noted that the Planning Commission previously approved the re-zoning of existing Lots 1 and 2 from R-1, Single Family Residential District, to B-1, Buffer-Business District. As a result, the proposed Lot 1 would be split zoned R-1, Single Family Residential District, *and* B-1, Buffer Business District; therefore, if approved, the subdivision would require successful completion of the re-zoning process to create a single zoning district prior to the signing of the Final Plat.

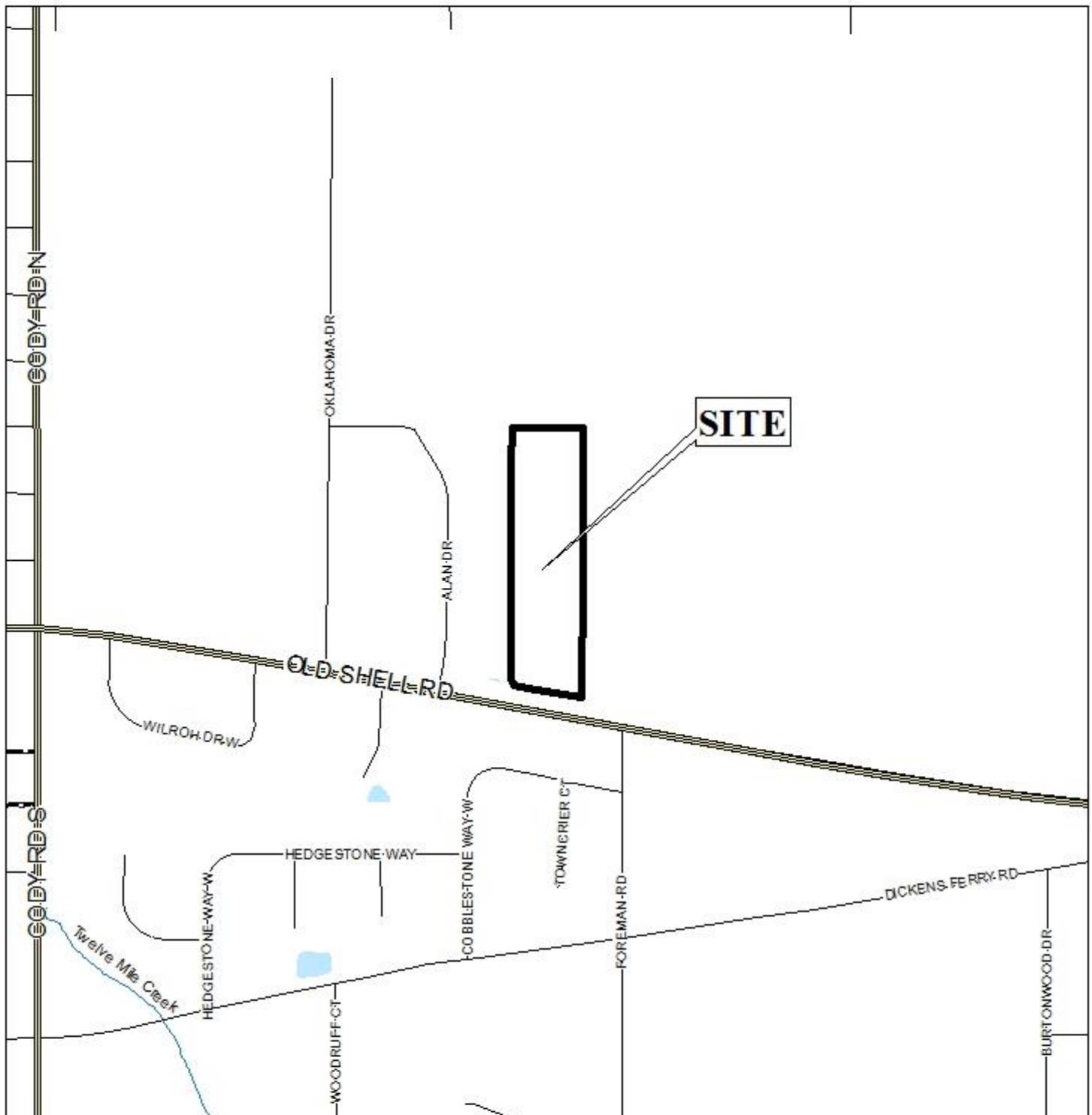
It should also be noted that the existing Lot 2 contains a single-structure which, upon review, appears to be a single family, residential structure. As a single Lot, further development of the property would require the appropriate applications and permits to comply with any and all applicable ordinances, if approved.

The proposed plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval subject to the following conditions:

- 1) application for and completion of the re-zoning process to create a single zoning district prior to signing of the Final Plat;
- 2) revision of the Final Plat to illustrate the existing minimum right-of-way width, and if less than 100', dedication to provide 50' from the centerline of Old Shell Road;
- 3) placement of a note on the Final Plat stating that the lot is limited to the two existing curb cuts to Old Shell Road, with their size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) illustration of either the 25' minimum building setback line, adjusted for right-of-way dedication if necessary;
- 5) provision of the lot size 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 right-of-way dedication if necessary;
- 6) completion of the subdivision process prior to the issuance of any permits;
- 7) 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 a correct Vicinity Map. C) Delete Pioneer Road from the Vicinity Map. There is no such road within the City of Mobile. Add Foreman Road and Dickens Ferry Road to the Vicinity Map. D) Check the bearings and distances shown in the boundary labels and description. Provide the record data for the north line, label the calculated bearing for the east line, and clarify whether record or calculated information is provided in the description for the south line along Old Shell Road. E) Provide and label the basis of bearing used for the survey. F) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G) 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. H) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - #75) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. I) Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. J) Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. K) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 8) compliance with Traffic Engineering comments: *(Lot is limited to two curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*

- 9) 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*
- 10) compliance with Fire Department comments: *(All projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction, fall under the State or County Fire Code. (2012 IFC)).*

# LOCATOR MAP



APPLICATION NUMBER 5 DATE September 3, 2015

APPLICANT McCoy of Springhill Subdivision Resubdivision of Lots 1 & 2

REQUEST Subdivision



# MCCOY OF SPRINGHILL SUBDIVISION RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 5 DATE September 3, 2015

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





**MCCOY OF SPRINGHILL SUBDIVISION  
RESUBDIVISION OF LOTS 1 & 2**

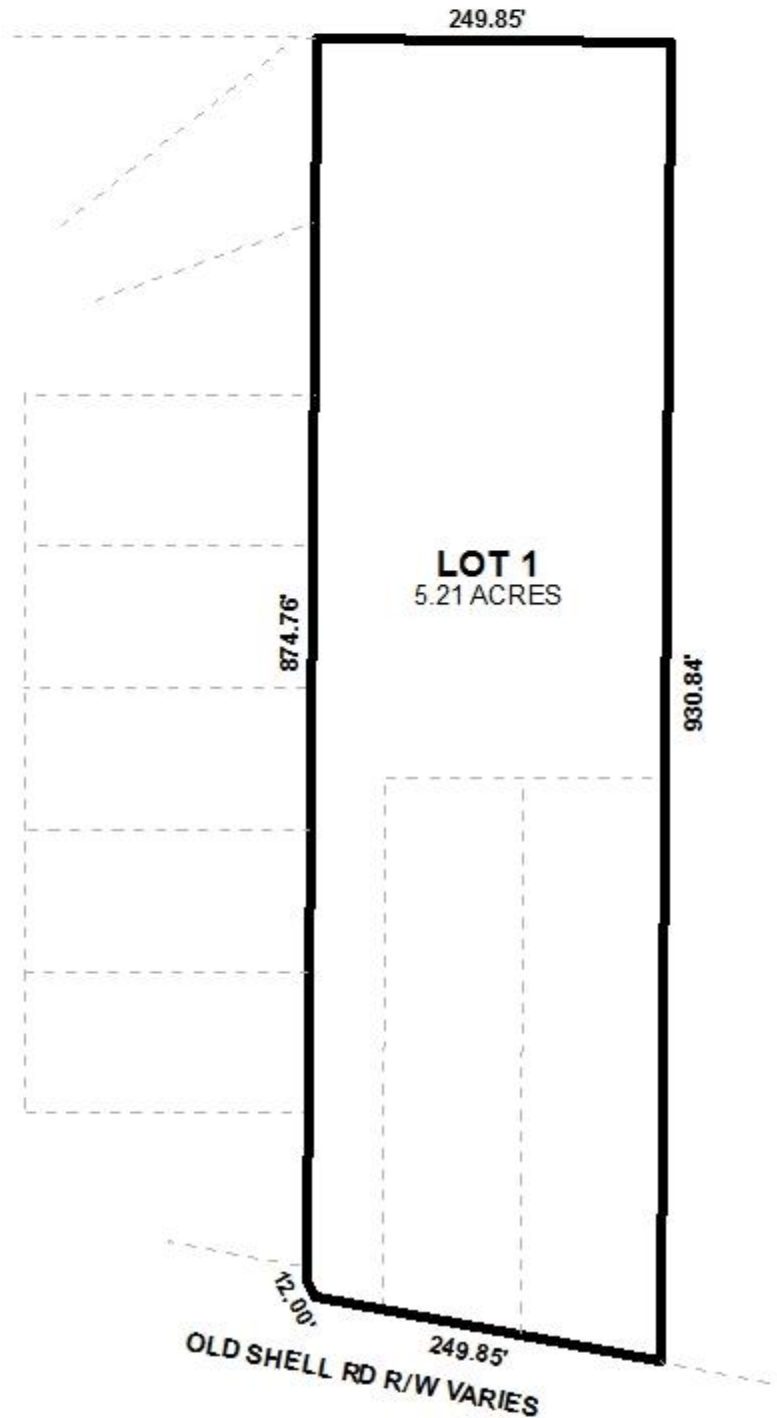


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## DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE September 3, 2015

APPLICANT McCoy of Springhill Subdivision Resubdivision of Lots 1 & 2

REQUEST Subdivision

