

ROBINSON PLACE SUBDIVISION,
RESUBDIVISION OF LOT 20

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. Revise the drawing and/or legal description to show and label Lot 20, Robinson Place and the correct POB.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide the Surveyor's Certificate and Signature.
- 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. 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.
- I. Remove the Mobile County Engineering Dept. note from the plat.
- 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 one curb cut to Robinson Drive, with 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 61-929 and City Code Chapters 57 and 64).

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 1-lot, 0.4± acre subdivision which is located on the North side of Robinson Drive 200'± West of Keith Street within Council District 3. The applicant states

that the subdivision is served by city water and sanitary sewer. The purpose of this application is to create one legal lot of record from one metes-and-bounds parcel.

The site is currently vacant due to a fire that destroyed the existing residence. The remnants of the ruined structure were recently demolished in 2015 by means of a demolition permit. The homeowners now desire to build a new single family residence.

The proposed lot fronts Robinson Drive. Robinson Drive is a paved minor street without curb and gutter, and as such, requires a right-of-way width of 60'; however, the plat depicts an existing right-of-way width of 50'. It should also be noted that GIS data available to staff depicts an existing right-of-way width of approximately 30'. The plat should be revised to reflect dedication sufficient to provide 30' from the centerline of Robinson Drive.

The 25-foot minimum building setback line is depicted on the preliminary plat and should be retained on the Final Plat, if approved, adjusted for any right-of-way dedication.

According to Section V.D.3. of the Subdivision Regulations, Lot 1 exceeds the maximum depth to width ratio for a standard lot located within the city. However, it should be pointed out that other properties along Robinson Drive and in the immediate vicinity are configured in a similar manner and have been for some time now. The current shape of the proposed lot will be keeping in character with surrounding properties within the area. A waiver of Section V.D.3. will be necessary in order to accommodate the proposed width-to-depth ratio.

As a means of access management, a note should be placed on the Final Plat stating that the lot is limited to one curb cut to Robinson Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

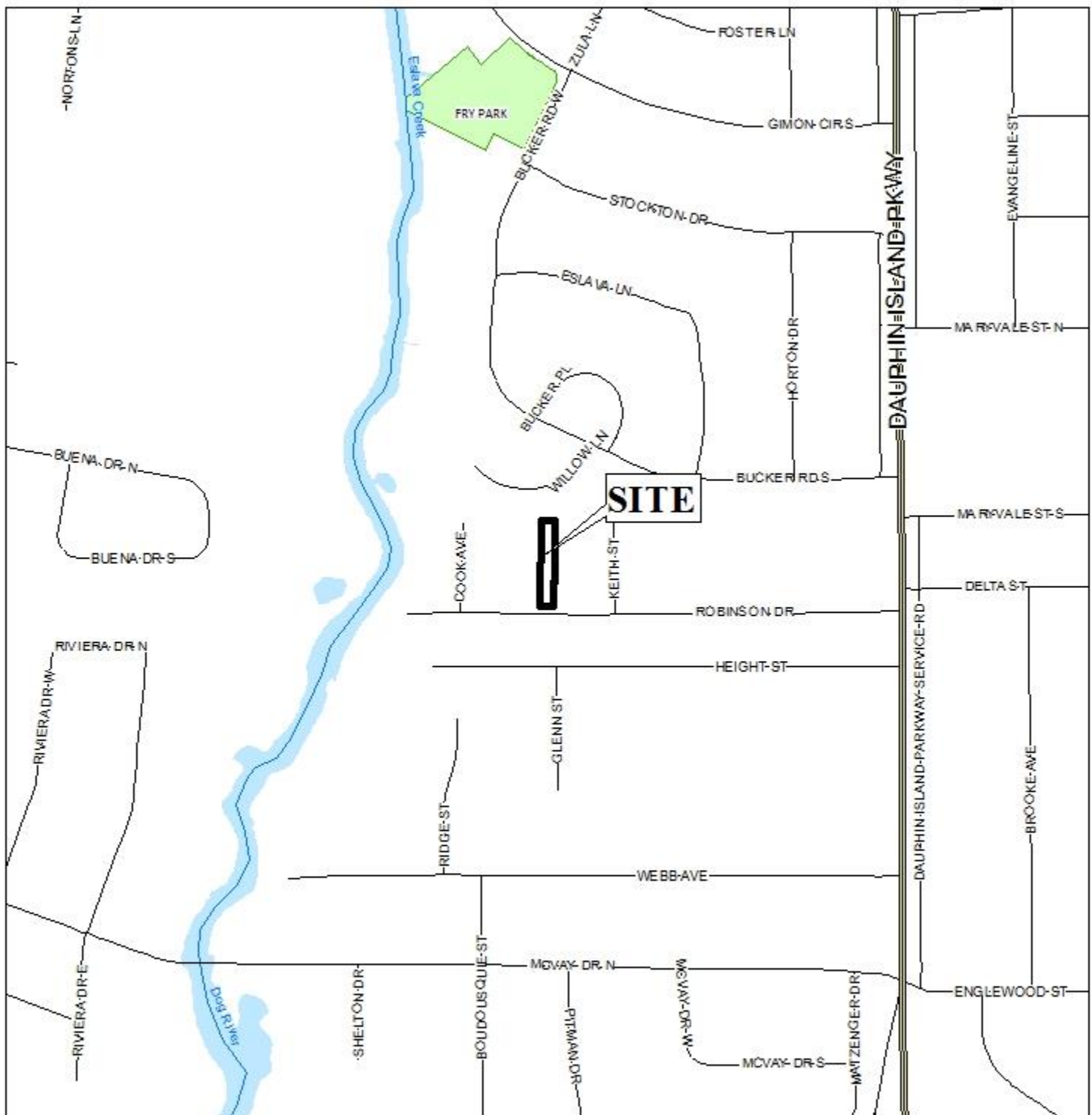
The preliminary plat depicts the proposed lot size in square feet and in acres as required by Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved, adjusted for any right-of-way dedication.

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 30' from the centerline of Robinson Drive;
- 2) Retention of the 25' minimum building setback line along Robinson Drive, adjusted for right-of-way dedication;
- 3) Placement of a note on the Final Plat stating that the lot is limited to one curb cut to Robinson Drive, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Retention of the lot size in square feet and in acres on the Final Plat, adjusted for right-of-way dedication;
- 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. Revise the

- drawing and/or legal description to show and label Lot 20, Robinson Place and the correct POB. C. Provide and label the monument set or found at each subdivision corner. D. Provide the Surveyor's Certificate and Signature. 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. 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. I. Remove the Mobile County Engineering Dept. note from the plat. 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.);*
- 6) Compliance with Traffic Engineering comments (Lot is limited to one curb cut to Robinson Drive, with 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 61-929 and City Code Chapters 57 and 64).); and*
 - 8) Placement of a note and 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).).*

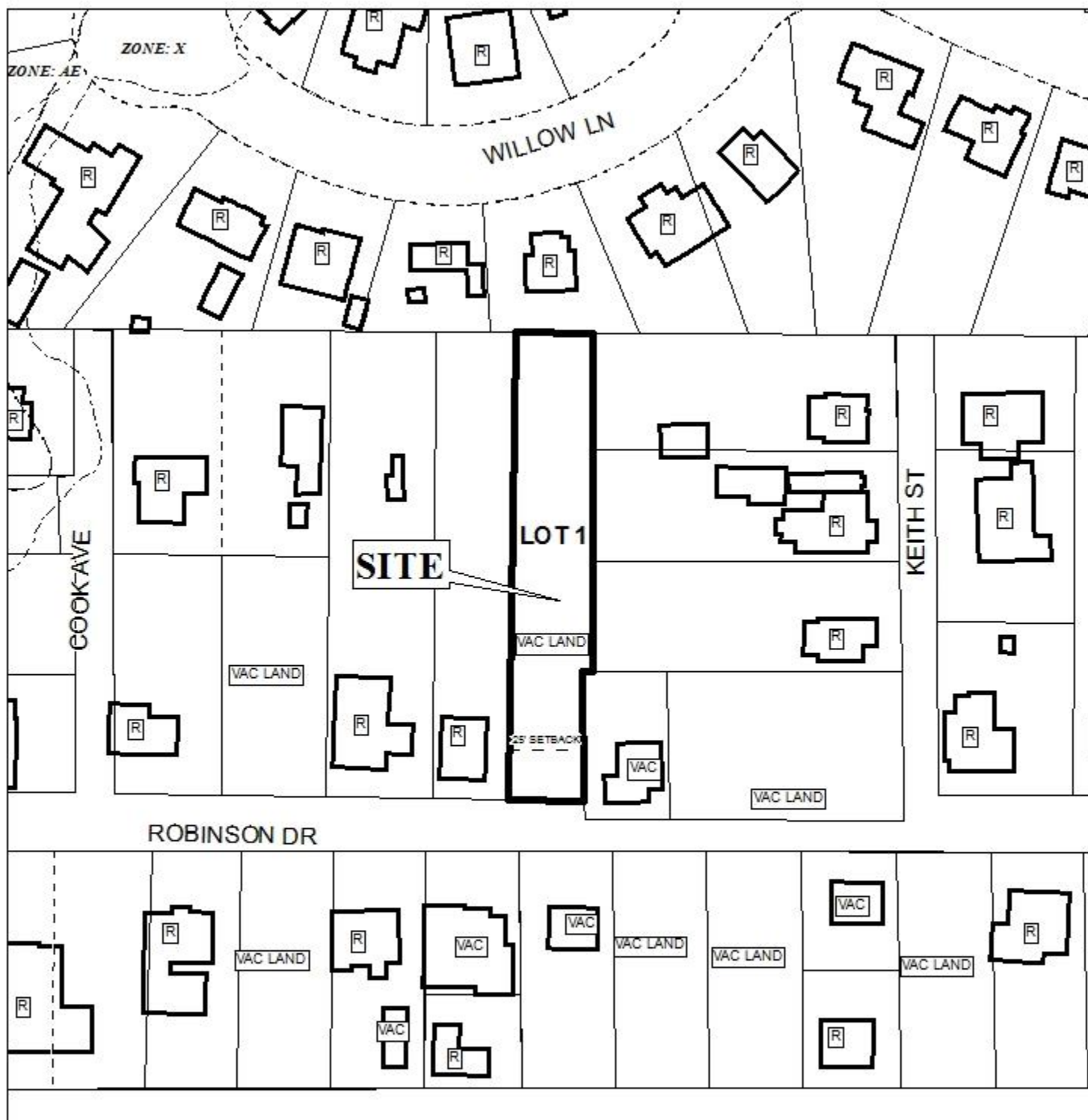
LOCATOR MAP



APPLICATION NUMBER 5 DATE December 3, 2015
 APPLICANT Robinson Place Subdivision, Resubdivision of Lot 20
 REQUEST Subdivision



ROBINSON PLACE SUBDIVISION, RESUBDIVISION OF LOT 20



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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



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