

SLEDGE SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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 all flood zones noted in NOTE #10..
- C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- D. Revise the signature block from “CITY OF MOBILE ENGINEERING” to “CITY ENGINEER”.
- E. Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.
- F. 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.
- G. 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.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner’s (notarized), Planning Commission, and Traffic Engineering signatures.

Traffic Engineering Comments: Site is limited to its existing curb cuts, 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 2015-116 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: 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.

Map for Mobile Development Area(s) and Intent: Traditional Neighborhood

- Better connectivity to neighborhoods centers with accessibility to retail and services

- Appropriately scaled and designed infill development, including housing in a variety of configurations
- More sidewalks and streetscaping
- Protections for historic properties
- Increased protections for existing traditional development

The plat illustrates the proposed 1-lot, 0.5± acre subdivision which is located on the Northeast corner of Ridgelawn Drive West and Old Shell Road, extending to Ridgelawn Drive, within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one legal lot of record from two legal lots of record.

The subject site, which was developed with one single family dwelling, was the subject of a 2-lot subdivision in 1995. The current application is to re-combine the lots and return the site to its original configuration.

The proposed lot fronts Ridgelawn Drive, Ridgelawn Drive West and Old Shell Road. Both Ridgelawn Drive and Ridgelawn Drive West are minor streets with curb and gutter requiring a 50' right-of-way width. The preliminary plat indicates a 60' right-of-way width for both Ridgelawn Drive and Ridgelawn Drive West and, if approved, should be retained on the Final Plat. The site fronts Old Shell Road, also a minor street, and the existing right-of-way is illustrated as 60-feet. If approved, the right-of-way width should be retained on the Final Plat.

The preliminary plat illustrates a 25' minimum building setback along Ridgelawn Drive, a 20' minimum building setback along Ridgelawn Drive West, and a 20' minimum building setback along Old Shell Road. The preliminary plat also illustrates an 8' building setback from the East property line. Section V.D.9. of the Subdivision Regulations require a 25' building setback; however, Section 64-4.D.3. of the Zoning Ordinance allows for reduced setbacks for a side street on a corner lot, and the existing dwelling fronts Ridgelawn Drive. A waiver of the Section V.D.9. may be appropriate to allow the 20' setbacks. If approved, setbacks along all frontages should be retained on the Final Plat.

The proposed lot exceeds the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in both square feet and acres and, if approved, should be retained on the Final Plat.

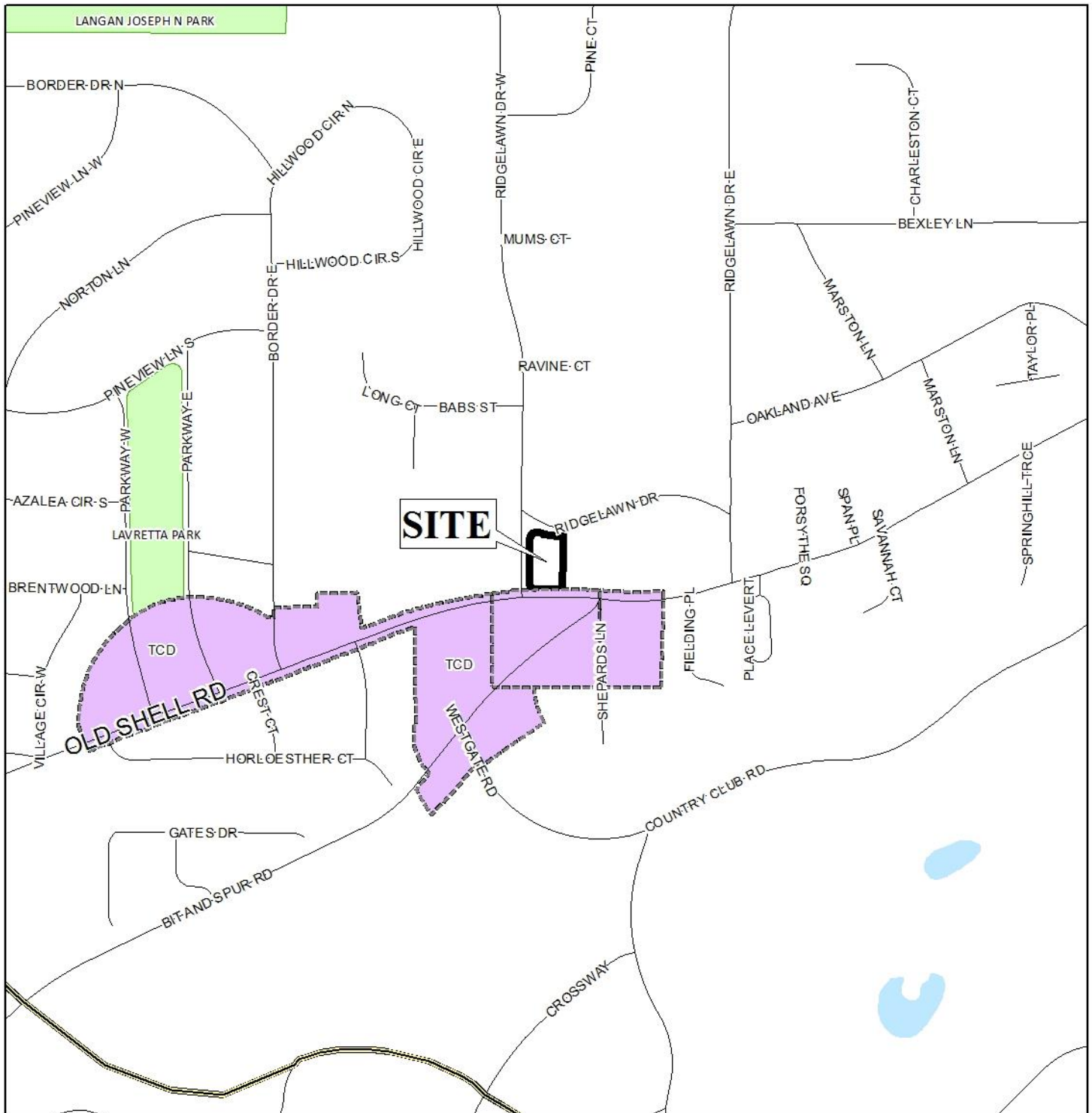
As a means of access management, a note should be placed on the Final Plat, if approved, stating that the proposed lot is limited to its existing curb cut, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

Based upon the preceding and with a waiver of Section V.D.9. of the Subdivision Regulations to allow for Zoning Ordinance compliant setbacks, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of 60' right-of-way width along Old Shell Road, Ridgelawn Drive and Ridgelawn Drive West;
- 2) Retention of the 25' minimum building setback line along Ridgelawn Drive;
- 3) Retention of the 20' minimum building setback line along Ridgelawn Drive West;

- 4) Retention of the 20' minimum building setback line along Old Shell Road;
- 5) Provision of the lot size information in both square feet and in acres;
- 6) Placement of a note on the Final Plat stating that the proposed lot is limited to its existing curb cut, with any changes in the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.
- 7) Compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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 all flood zones noted in NOTE #10.. C. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. D. Revise the signature block from "CITY OF MOBILE ENGINEERING" to "CITY ENGINEER". E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. F. 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. G. 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. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL and one (1) copy of the revised Final Plat with all of the required signatures including Owner's (notarized), Planning Commission, and Traffic Engineering signatures.*)
- 8) Compliance with Traffic Engineering comments (*Site is limited to its existing curb cuts, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards*).
- 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 2015-116 and City Code Chapters 57 and 64).*); and
- 10) Compliance with Fire Department comments and placement of a note (*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).*)

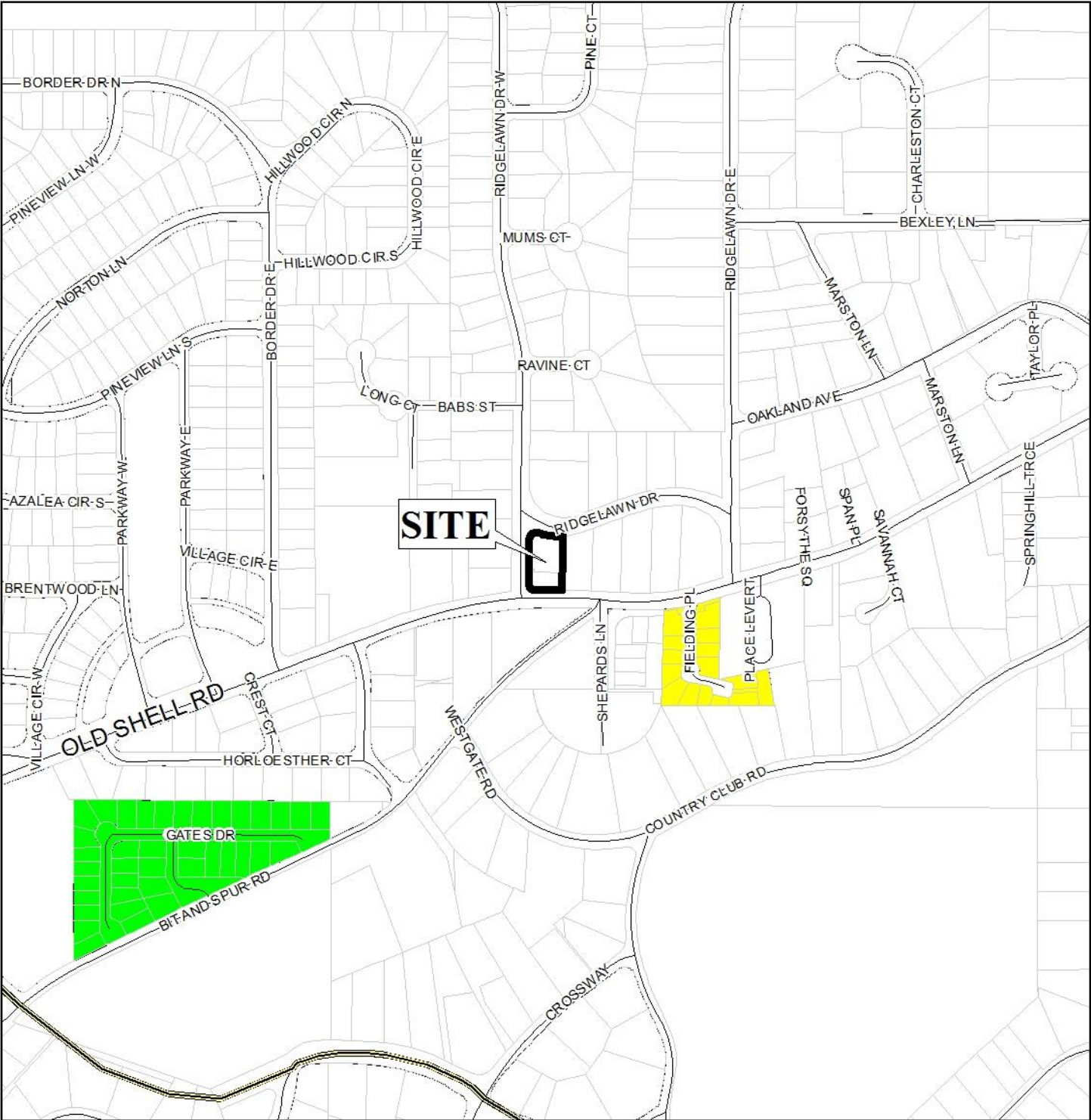
LOCATOR MAP



APPLICATION NUMBER 5 DATE December 15, 2016
 APPLICANT Sledge Subdivision
 REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE December 15, 2016

APPLICANT _____ Sledge Subdivision

REQUEST _____ Subdivision _____



NTS

SLEDGE SUBDIVISION



APPLICATION NUMBER 5 DATE December 15, 2016

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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 |



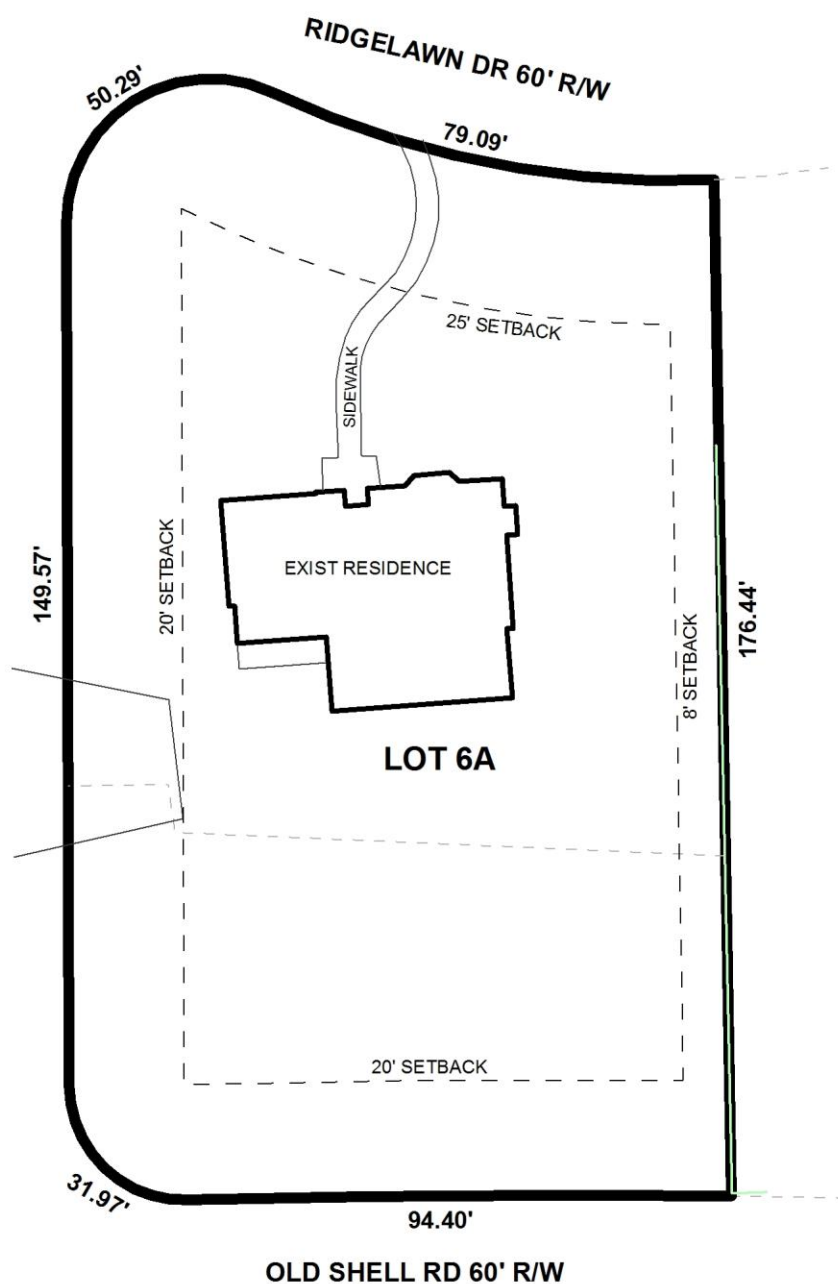
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APPLICATION NUMBER 5 DATE December 15, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE December 15, 2016
APPLICANT Sledge Subdivision
REQUEST Subdivision

