

BOWERS LANE SUBDIVISION, RESUBDIVISION OF LOTS 1-3, SULLIVAN'S ADDITION TO

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. 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.
- B. 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.
- C. Correct the Vicinity Map to show the correct orientation of Old Military Road (south end) and Bowers Lane.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- F. 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.
- G. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature..

Traffic Engineering Comments: Each lot is limited to one curb cut, 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 Department Comments: All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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

The plat illustrates the proposed 4.7± acre, 7-lot subdivision which is located on the West side of Bowers Lane, 160'± South of Diamond Road, and is in Council District 4. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create seven legal lots of record from three lots and one metes-and-bounds parcel.

The lot sizes are labeled on the preliminary plat in square feet and acres. This information should be retained on the Final Plat, if approved.

The site has frontage onto Bowers Lane, a minor street, with no curb and gutter. As such, Bowers Lane should have a right-of-way of 60'. The preliminary plat illustrates an existing right-of-way of 50', making dedication to provide 30' from the centerline necessary, if approved.

It should be noted that the proposed Lots 1-6 do not meet the standards for width-to-depth ratio. Section V.D.3. of the Subdivision Regulations states that lot depth should not exceed 3.5 times the width of the lot at the building setback. Thus, the typical proposed 77.54 \pm foot wide lot should only be 271 \pm feet deep, rather than the 429 \pm feet proposed. The Planning Commission waived Section V.D.3 and approved a Subdivision of the majority of this site into three lots at its August 6, 2009 meeting, however, the narrowest lot was 132 \pm feet in width, thus the width to depth ratio difference was minor.

The 25-foot minimum building setback line, required in Section V.D.9., is illustrated and labeled on the preliminary plat, and should be retained on the Final Plat, if approved.

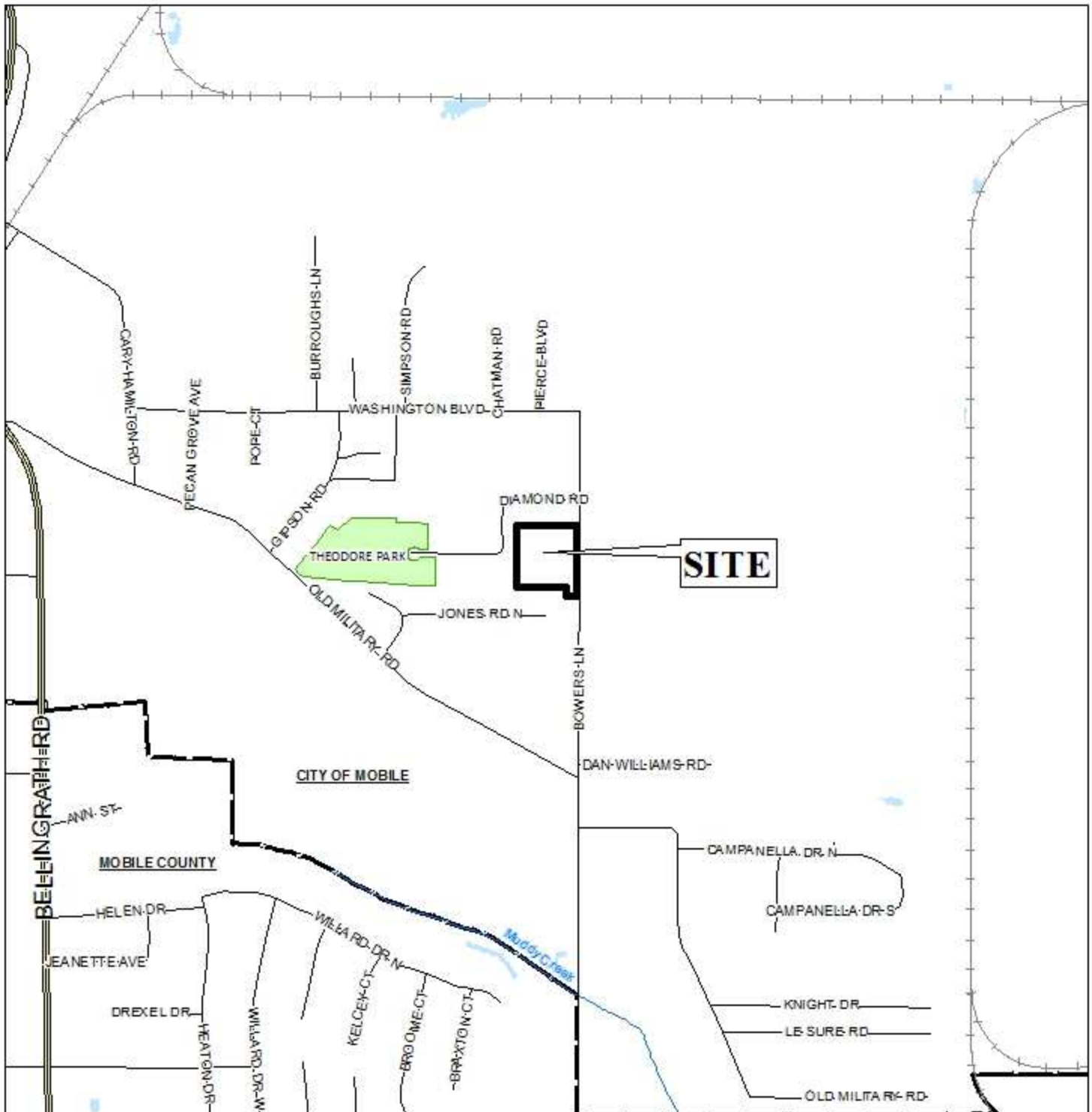
The proposed Lot 6 has less than 60' of street frontage as required by Section V.D.2. of the Subdivision Regulations. There is one metes-and-bounds parcel in the area that has less than 60' of street frontage, and none that the Planning Commission has approved. Furthermore, the applicant provides no justification for the reduced frontage. The proposed property lines could be adjusted slightly to provide 60' of frontage for all proposed lots.

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

Based upon the preceding, the application is recommended for Denial, for the following reasons:

- 1) The proposed Lot 6 does not provide the minimum amount of street frontage required by Section V.D.2. of the Subdivision Regulations; and
- 2) Proposed Lots 1-6 do not meet the standards for width-to-depth ratio contained in Section V.D.3. of the Subdivision Regulations.

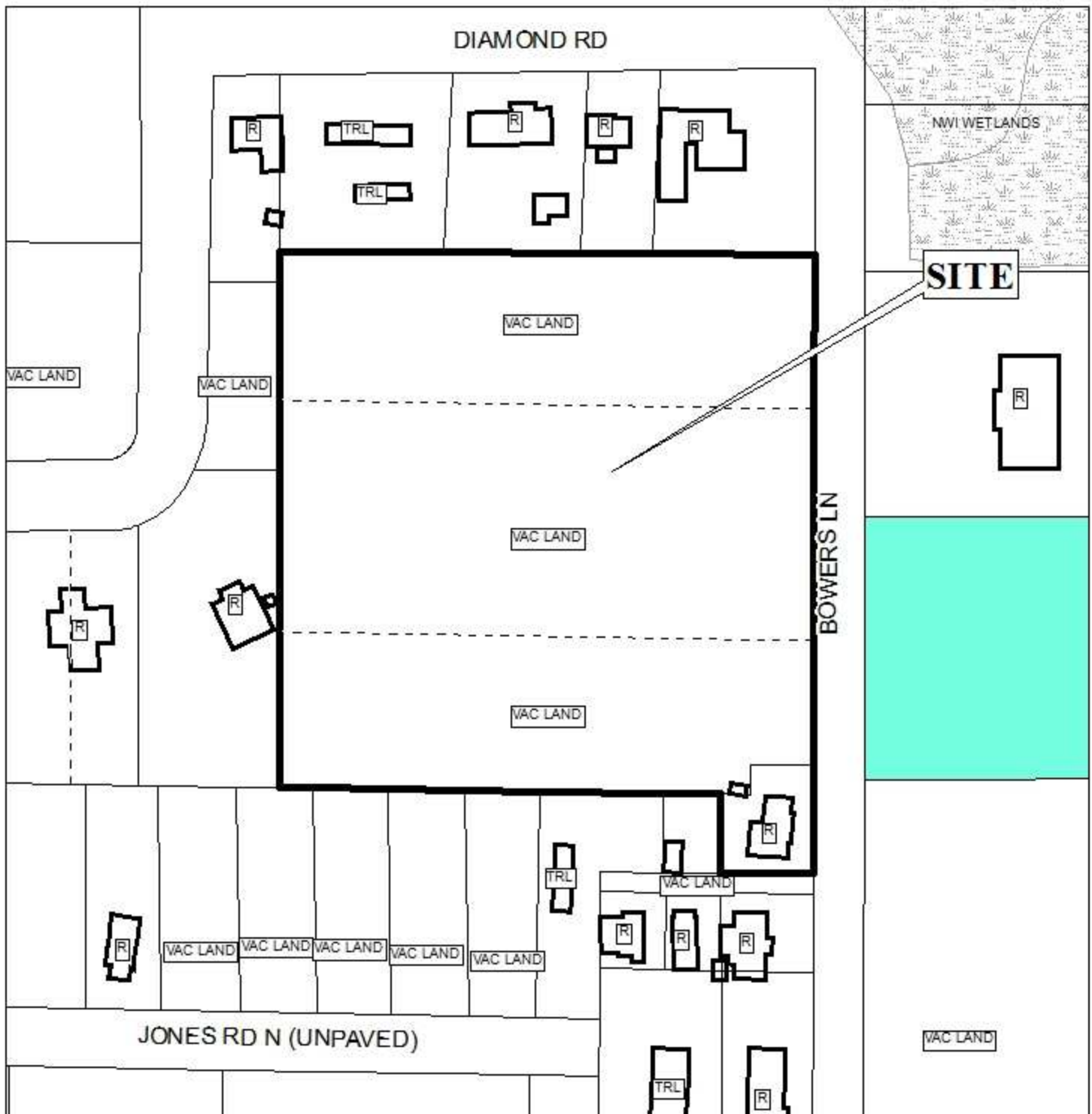
LOCATOR MAP



APPLICATION NUMBER 6 DATE November 6, 2014
APPLICANT Bowers Lane Subdivision, Resubdivision of Lots 1-3, Sullivan's Addition to
REQUEST Subdivision



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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



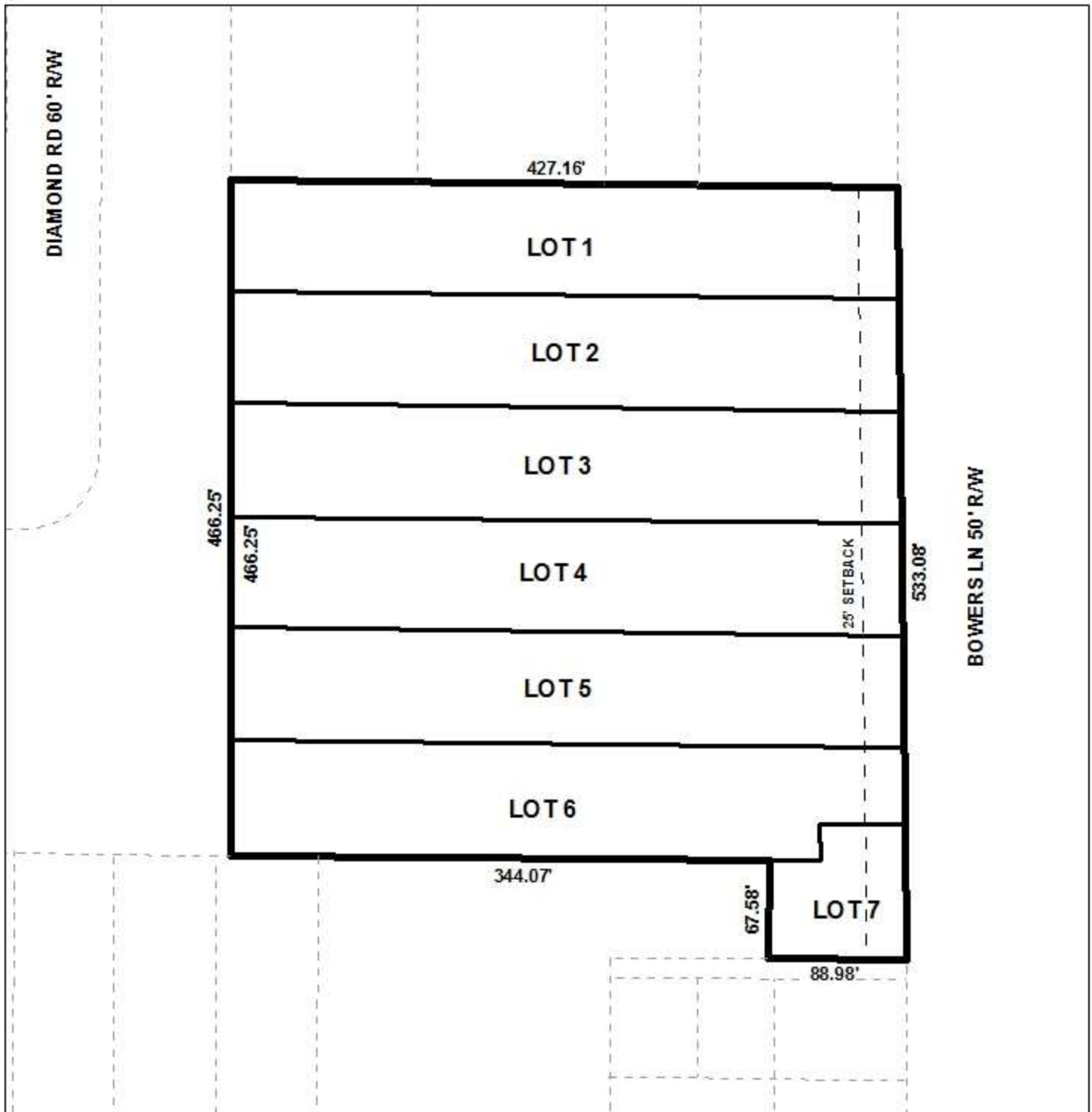
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DETAIL SITE PLAN



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