

## **GOULSBY SUBDIVISION**

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. Dedicate the corner radius (25' minimum or as approved by the City Engineer and Traffic Engineer) at the intersection of Old Shell Road and Tuscaloosa St.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Show and label all flood zones.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate and Signature.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. The area along the south and west property line is receiving drainage from a public street and will require a drainage easement; the location, width and alignment of the easement shall be coordinated with, and approved by, the City Engineer.
- J. 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.
- K. 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.
- L. 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.
- M. It is required that the applicant provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- N. 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. Lot 4 is denied access to Old Shell Road.

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 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 services 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 4 lot, 0.7 ± acre subdivision, which is located at the Northwest corner of Old Shell Road and Tuscaloosa Street, in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

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

The site fronts Old Shell Road to the South, a minor street with curb and gutter requiring a 50' right-of-way, and Tuscaloosa Street to the East, a minor street with curb and gutter requiring a 50' right-of-way. The preliminary plat illustrates sufficient right-of-way widths along both Old Shell Road and Tuscaloosa Street; therefore no dedication should be required. Dedication of the corner radii at Old Shell Road and Tuscaloosa Street should be required per Section V.D.6. of the Subdivision Regulations, if approved.

As a means of access management, a note should be required on the Final Plat stating that Lot 1 is limited to its existing curb cut to Tuscaloosa Street, that Lots 2, 3, and 4 are limited to one curb cut each to Tuscaloosa Street, with their sizes, locations and designs to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat indicates a minimum 25' building setback line along Tuscaloosa Street for each of the proposed lots as required by Section V.D.9. of the Subdivision Regulations. It should be noted that a 12.9' setback is illustrated for proposed Lot 4 along Old Shell Road, which meets the requirements for a corner lot 50' wide per Section 64-4.D.7. of the Zoning Ordinance. If approved, this information should be retained on the Final Plat.

The proposed lots, as depicted, meet the minimum area requirements as regulated by the Subdivision Regulations; however, the proposed lots are substandard in width and, as a result, exceed the maximum width-to-depth ratio. It should be noted that there are several substandard lots in the vicinity which were developed well before the current regulations went into effect, therefore a waiver of Sections V.D.2. and V.D.3. of the Subdivision Regulations regarding lot width and maximum depth may be appropriate; however, reorienting the proposed lots 2, 3, and 4 to face Tuscaloosa Street would be out of character for the area. Nevertheless, if approved, the plat should be revised to label the sizes of each lot in both square feet and acres, or a table should be furnished on the Final Plat providing the same information.

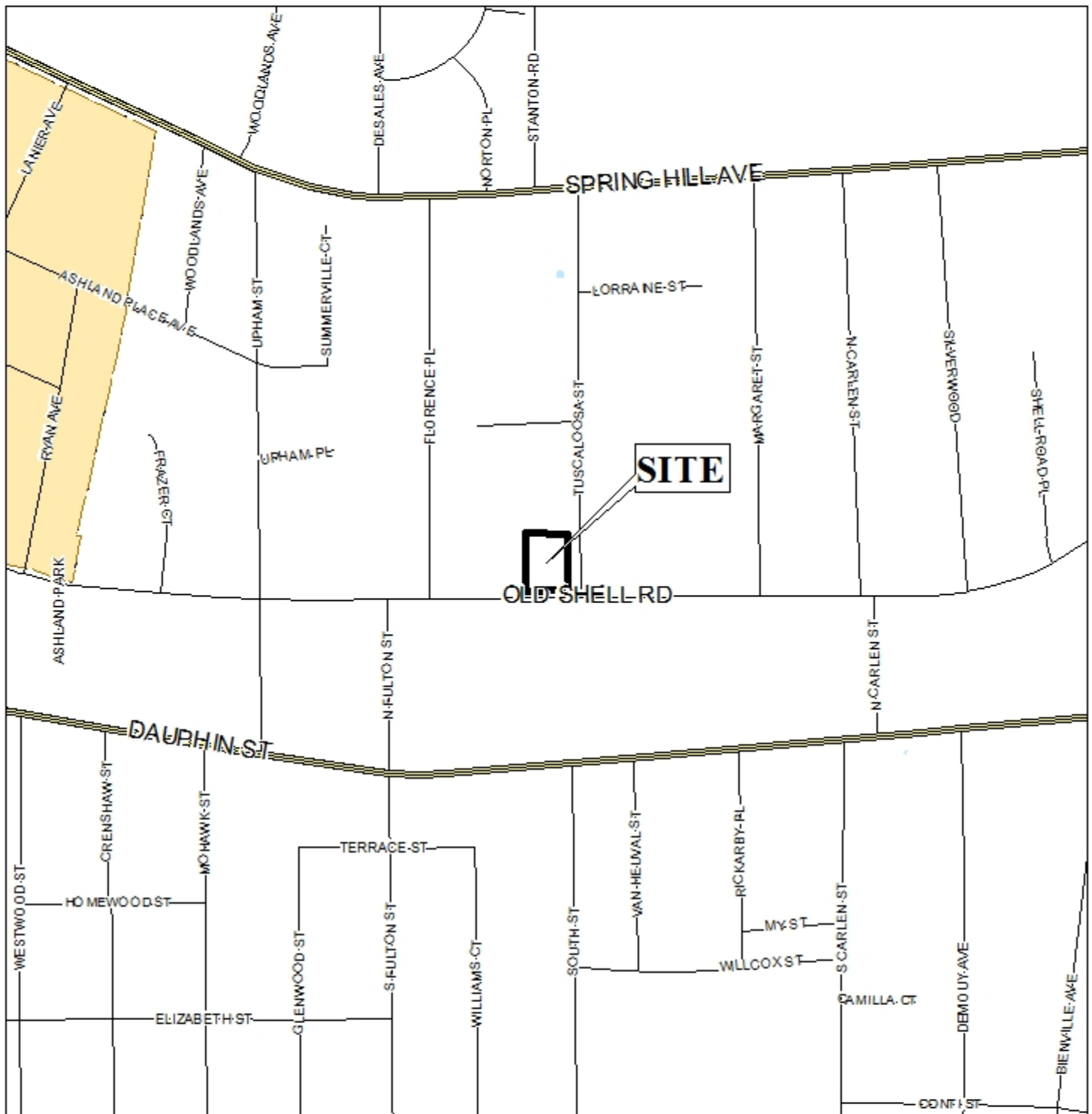
It should be noted that the existing metes-and-bounds parcel contains a single-family, residential dwelling that would be divided between the interior lot line of proposed Lots 3 and 4. If the proposed subdivision results in the house straddling the interior lot line between proposed Lots 3

and 4 and does not meet front, side, *and* rear setback requirements, the structure should be moved to comply with these requirements or be removed from the site prior to the signing of the Final Plat. Any site improvements to proposed Lots 3 and 4 regarding the existing single-family, residential dwelling are subject to the appropriate building permits and should comply with all applicable codes and ordinances.

Based on the preceding this application is recommended for Holdover to the November 19<sup>th</sup> meeting, with revisions or additional information to be submitted by October 23<sup>rd</sup>:

- 1) Revision of the plat to illustrate the reconfiguration of proposed Lots 2, 3, and 4 toward Old Shell Road.

# LOCATOR MAP



APPLICATION NUMBER 6 DATE October 15, 2015

APPLICANT Goulsby Subdivision

REQUEST Subdivision



NTS

# GOULSBY SUBDIVISION



APPLICATION NUMBER 6 DATE October 15, 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





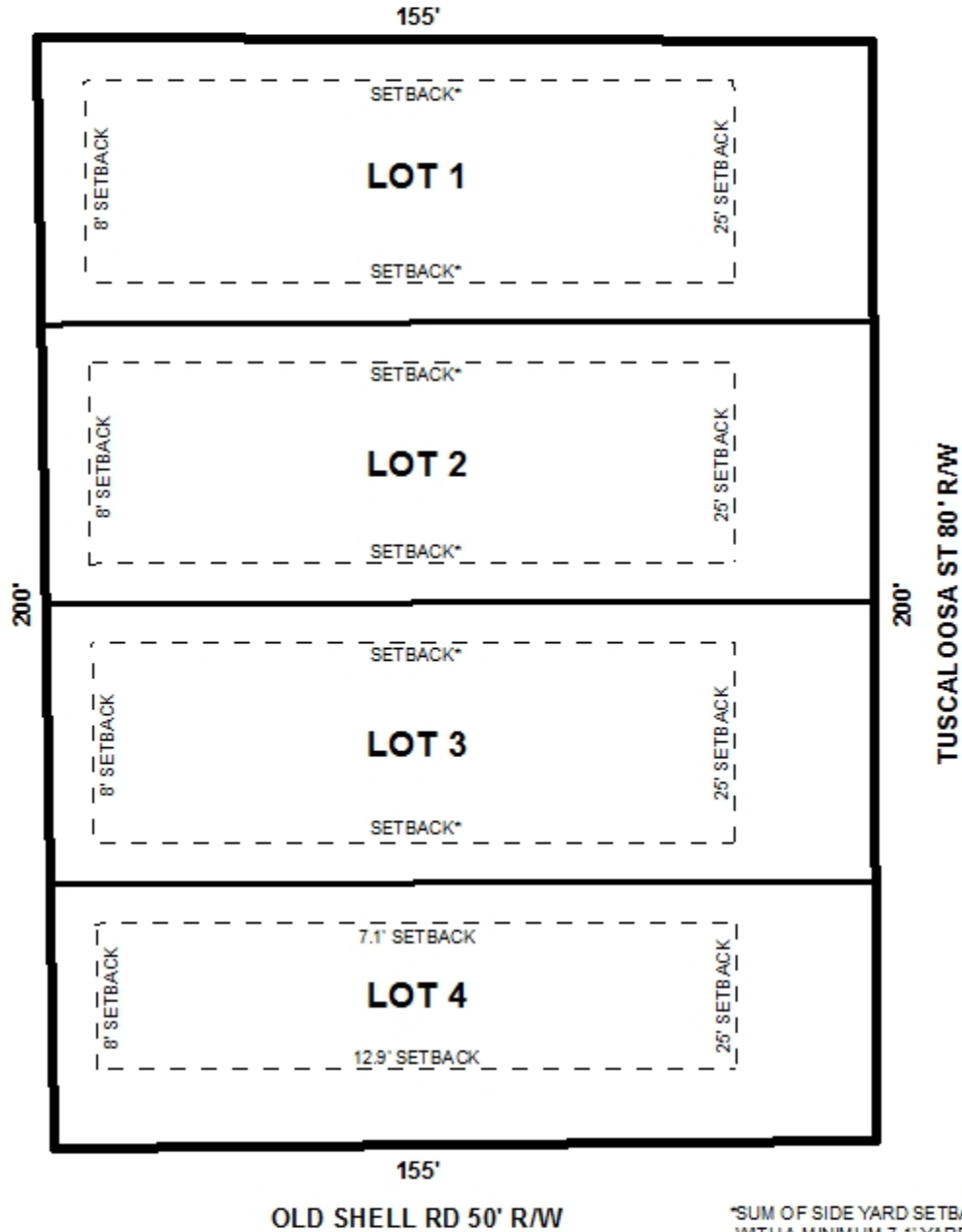
# GOULSBY SUBDIVISION



APPLICATION NUMBER 6 DATE October 15, 2015



# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE October 15, 2015

APPLICANT Goulsby Subdivision

REQUEST Subdivision

