

## **KNOLLWOOD PLACE SUBDIVISION**

Engineering Comments: A drainage easement shall be provided to the City of Mobile along the rear of the property, the size and location of the easement is subject to the approval of the City Engineer. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer.

Traffic Engineering Comments: Driveway number, 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 must comply with the requirements of the 2003 International Fire Code, including Appendices B through D, as adopted by the City of Mobile, and the 2003 International Existing Building Code, as appropriate.

Mobile Area Water & Sewer System Comments: No Comments

The plat illustrates the proposed 0.9± acre, 1 lot subdivision, which is located at the Southwest corner of Girby Road and Arrington Drive, in City Council District 4. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create a legal lot of record from a metes and bounds parcel.

The site fronts Girby Road to the North and Arrington Drive to the East; however, no rights-of-way dimensions are illustrated. While Arrington Drive is a minor street requiring 50' of right-of-way, Girby Road is a planned Major Street, which requires a minimum 100' right-of-way. The applicant should revise the plat to illustrate compliant rights-of-way with dedications as necessary.

The site has approximately 147' and 196' of frontage along Girby Road and Arrington Drive respectively. It should be noted that Arrington Drive is a residential street. Therefore, as a means of access management, a note should be placed on the final plat stating that the subdivision is limited to one curb cut to Girby Road and denied direct access to Arrington Drive.

The applicant should revise the plat to illustrate a 25' minimum building setback from both street frontages.

The plat meets the minimum size requirement for developments with access to public water and sewer. However, it is requested that the applicant revise the preliminary plat to label the lot with its size in square feet (in addition to acreage), or provide a table on the plat with the same information.

The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

Based on the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to label the rights-of-way widths of both streets (100' for Girby Road, 50' for Arlington Drive), with dedication as needed;
- 2) placement of a note on the final plat stating that the subdivision is limited to one curb cut to Girby Road, with the size, location, and design to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 3) placement of a note on the final plat stating that the subdivision is denied direct access to Arrington Drive;
- 4) the depiction on the final plat of the 25' minimum building setback lines along both Girby Road and Arrington Drive;
- 5) labeling of the lot with its size in square feet (in addition to acreage), or the provision of a table on the final plat with the same information;
- 6) placement of a note on the plat stating that the site must be developed in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species; and
- 7) compliance with Engineering comments: *(A drainage easement shall be provided to the City of Mobile along the rear of the property, the size and location of the easement is subject to the approval of the City Engineer. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit. Drainage from any new dumpster pads cannot discharge to storm sewer; must have connection to sanitary sewer).*

# LOCATOR MAP



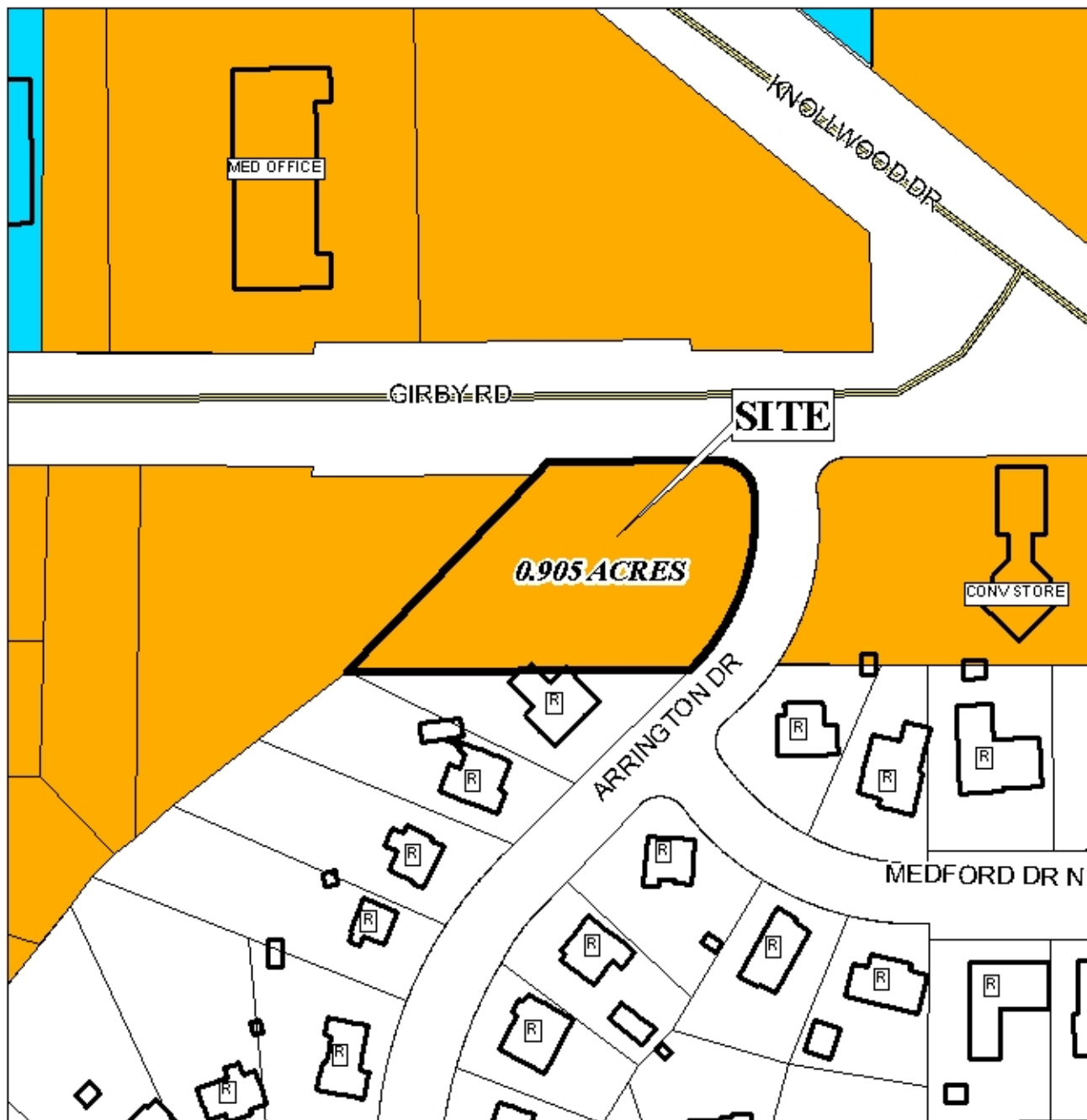
APPLICATION NUMBER 6 DATE August 20, 2009

APPLICANT Knollwood Place Subdivision

REQUEST Subdivision

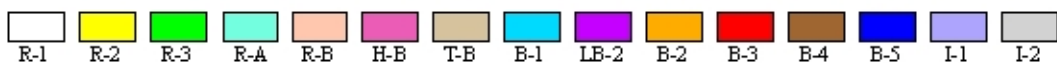


# KNOLLWOOD PLACE SUBDIVISION



APPLICATION NUMBER 6 DATE August 20, 2009

LEGEND



N  
NTS



# KNOLLWOOD PLACE SUBDIVISION



APPLICATION NUMBER 6 DATE August 20, 2009

