

MARY'S PLACE SUBDIVISION

Engineering Comments: The following comments should be addressed prior to acceptance and signature by the City Engineer: Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Add a signature block for the Traffic Engineer. Provide the signature of the Owner (notarized), the Planning Commission, and the Traffic Engineer. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Placement of a note on the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity.

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 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 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.

The plat illustrates the proposed 0.3± acre, 1-lot subdivision which is located on the South side of Zeigler Boulevard, 125'± West of Adrian Lane, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from one metes and bounds parcel in order to satisfy a condition of approval for the site granted at the Planning Commission's January 3, 2013 meeting. The lot size is not labeled; however, the proposed lot would exceed the minimum size requirements of Section V.D.2. of the Subdivision Regulations. The lot size should be labeled in square feet and acres on the Final Plat, if approved.

The site fronts onto Zeigler Boulevard Service Road, a major street as illustrated on the Major Street Component of the Comprehensive Plan with a 100' right-of-way required. It should be noted that the existing right-of-way width at this location appears to be at least 180', due to the previous requirement of service roads along Zeigler Boulevard in past years. The preliminary plat does not indicate the right-of-way width at this location, and should be revised to label the minimum existing right-of-way width on the Final Plat.

The site plan illustrates a 30-foot building setback line, which exceeds the 25-foot minimum requirement in Section V.D.9. If approved, the building setback line should be retained on the Final Plat.

The site has 100'± linear feet of street frontage, and currently appears to have one curb cut. As a means of access management, the lot should be limited to the existing curb cut, with the size, location and design of curb cuts to be approved by Traffic Engineering and conform to AASHTO standards.

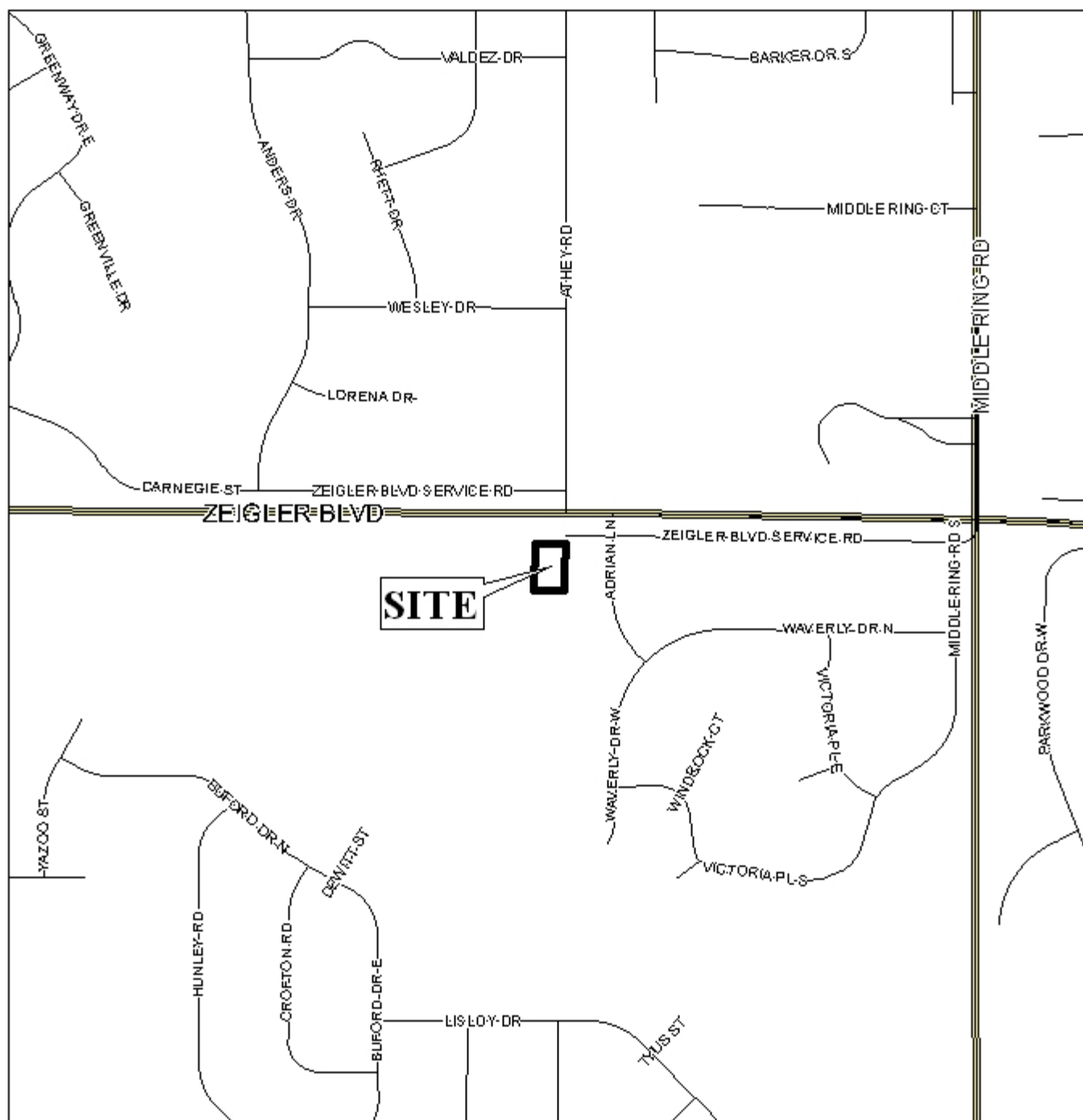
The geographic area defined by the City of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

Based upon the preceding, the application is recommended for tentative approval, subject to the following conditions:

- 1) retention of the 25' minimum building setback line along all street frontages;
- 2) labeling of the lot size in square feet and acres;
- 3) revision of the plat to accurately label the minimum existing right-of-way width;
- 4) compliance with Engineering comments (*The following comments should be addressed prior to acceptance and signature by the City Engineer: Provide all of the required information on the Plat (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances). Add a note to the Plat stating that storm water detention will be required for any future addition(s) and/or land disturbing activity in accordance with the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045). Add a signature block for the Traffic Engineer. Provide the signature of the Owner (notarized), the Planning Commission, and the Traffic Engineer. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. Add a note to the Plat that any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of-Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). Placement of a note on the Plat stating that the approval of all applicable federal, state, and local agencies (including all stormwater runoff, wetland and floodplain requirements) would be required prior to the issuance of a permit for any land disturbance activity).*

- 5) compliance with 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.*);
- 6) placement of a note on the Final Plat limiting the lot to one curb cut, with the size, location and design of curb cuts to be approved by Traffic Engineering and conform to AASHTO standards; and
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities.

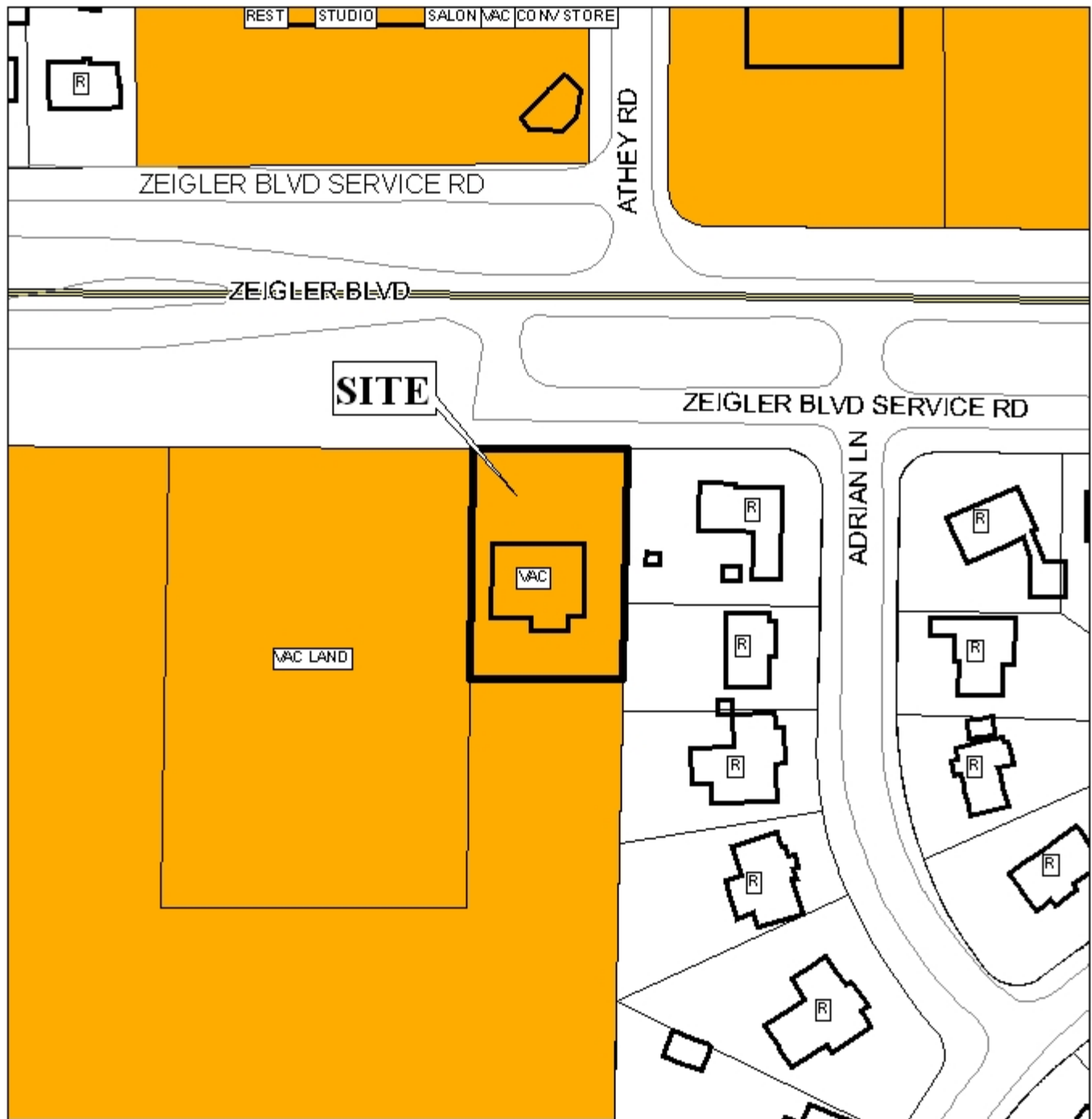
LOCATOR MAP



APPLICATION NUMBER 6 DATE September 5, 2013
 APPLICANT Mary's Place Subdivision
 REQUEST Subdivision



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LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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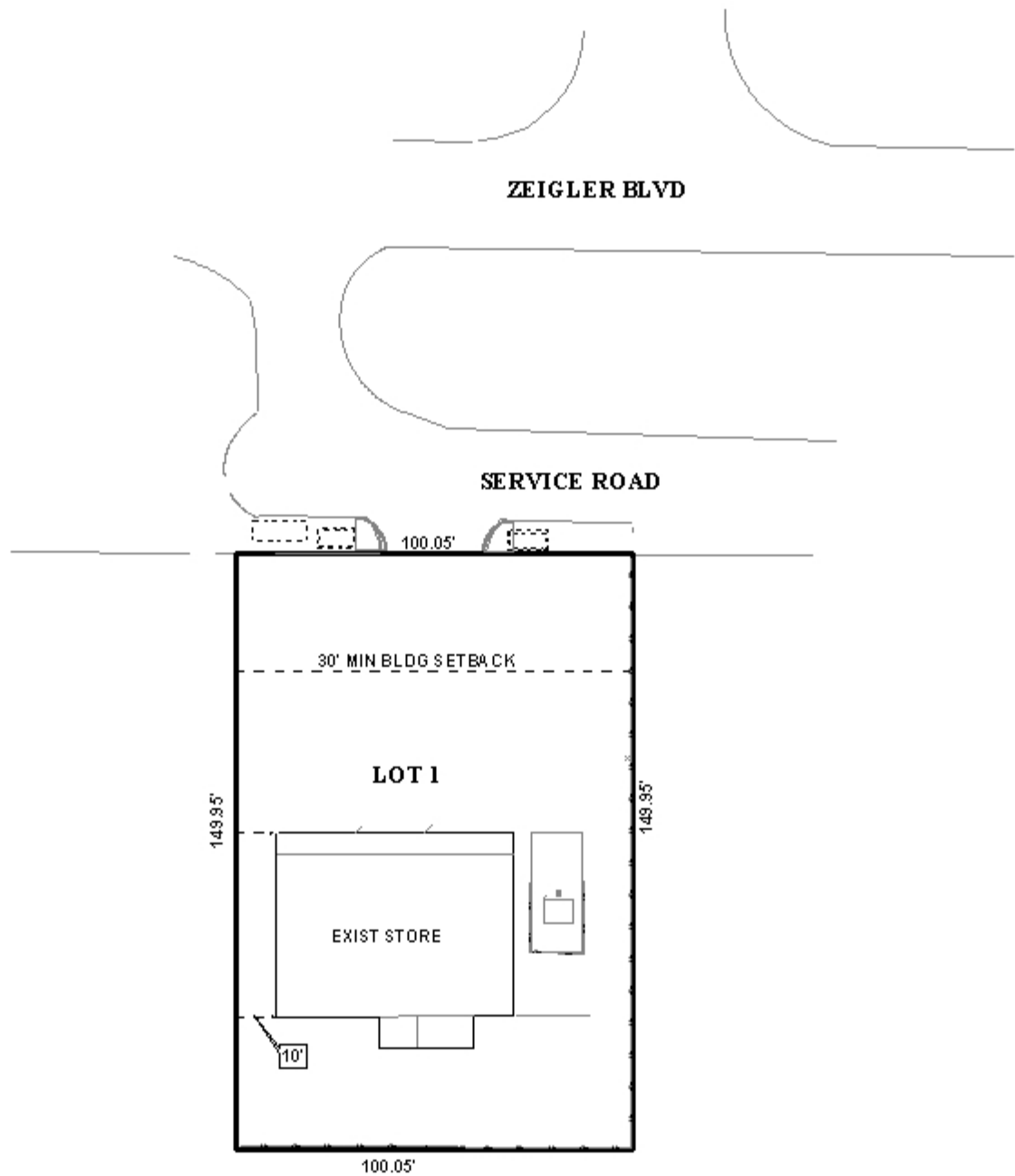
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APPLICATION NUMBER 6 DATE September 5, 2013



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE September 5, 2013
APPLICANT Mary's Place Subdivision
REQUEST Subdivision

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