

## **SHADY GROVE SUBDIVISION, RESUBDIVISION OF LOTS 10 & 11**

**Engineering Comments:** The following comments should be addressed prior to 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).
- B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 74) the Lot will receive historical credit of impervious area towards storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- D. 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.
- E. 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;
- F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- G. Provide and label the monument set or found at each subdivision corner.
- H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- I. Provide the Surveyor's Certificate and Signature.
- J. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- K. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

**Traffic Engineering Comments:** The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and 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 1 lot, 0.8 ± acre subdivision which is located at the Southwest corner of Stein Street and West I-65 Service Road North, in Council District 7. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from two existing metes-and-bounds parcels which are the remainders of two legal lots of record which were altered by the acquisition of right-of-way for the construction of Interstate 65.

The site fronts Stein Street and West I-65 Service Road North. Stein Street is a minor street with a required 50' right-of-way, and I-65 is a component of the Major Street Plan with a planned 300' right-of-way. The preliminary plat does not indicate a right-of-way width for either. Therefore, the plat should be revised to indicate the minimum right-of-way width from centerline for each roadway. If the Stein Street right-of-way is less than 50' from centerline, dedication would be required to provide 25' from the centerline. If the I-65 right-of-way width is less than 150' from centerline, dedication would be required to provide 150' from centerline. Also, a 25' radius curve should be dedicated at the corner of Stein Street and West I-65 Service Road North, as per Section V.B.16. of the Subdivision Regulations.

The site has two existing curb-cuts along Stein Street and should be limited to one of those two for Stein Street access. There are two existing ditch cross-overs along West I-65 Service Road North but no curb cuts. Access to West I-65 Service Road North should be limited to one curb cut with the size, location and design to be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards.

There is no 25' minimum building setback line indicated on the preliminary plat. The plat should be revised to illustrate a 25' minimum building setback line along all street frontages as measured from any required dedications.

The lot size is not indicated on the preliminary plat; therefore the plat should be revised to label the lot with its size in square feet and acres, after any required dedications, or a table should be furnished on the Final Plat providing the same information.

It should be noted that the site abuts residential zoning and use along the West side. A 6' high wooden privacy fence, in compliance with Section V.D.8. of the Subdivision Regulations, should be installed and illustrated on the plat prior to signing the Final Plat. And the preliminary plat indicates an open shed on the West side of the building which is within the required 10' residential buffer strip and also within a recorded 5' sewer line easement. Therefore, the partial removal of the shed to 10' off the West property line will be required, with appropriate permits, prior to signing the Final Plat. A note should be required on the Final Plat stating that no structures shall be constructed within the easement.

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. A note reflecting this requirement should appear on the Final Plat.

Based on the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the plat to either indicate a compliant 25' right-of-way width from the centerline of Stein Street or dedication to provide 25' from the centerline of Stein Street;
- 2) revision of the plat to either indicate a compliant 150' right-of-way width from the centerline of I-65 or dedication to provide 150' from the centerline of I-65;
- 3) dedication to provide a 25' radius curve at the intersection of Stein Street and I-65 Service Road North, as per Section V.B.16. of the Subdivision Regulations;
- 4) placement of a note on the Final Plat stating that the lot is limited to one of the two existing curb cuts to Stein Street, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) placement of a note on the Final Plat stating that the lot is limited to one curb cut to West I-65 Service Road North, with the size, location and design to be approved by Traffic Engineering and ALDOT and conform to AASHTO standards;
- 6) revision of the plat to illustrate a 25' minimum building setback line along all street frontages as measured from any required dedications as per Sections VII.A.1. and VII.A.2. of the Subdivision Regulations;
- 7) revision of the plat to label the lot with its size in square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 8) provision of a 6' high wooden privacy fence along the West property line where the site adjoins residential zoning and use, to be illustrated on the Final Plat prior to its signing;
- 9) at least the partial removal of the open shed on the West side of the building to at least 10' off the West property line, with appropriate permits, prior to the signing of the Final Plat;
- 10) placement of a note on the Final Plat stating that no structure shall be constructed within any easement;
- 11) 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.
- 12) compliance with Engineering comments: *(The following comments should be addressed prior to 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). B. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required for any existing development (since 1984) that did not receive Land Disturbance permitting and for any future addition(s) and/or land disturbing activity. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - # 74) the Lot will receive historical credit of impervious area towards*

*storm water detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. D. 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. E. 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; F. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. G. Provide and label the monument set or found at each subdivision corner. H. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. I. Provide the Surveyor's Certificate and Signature. J. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. K. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.);*

- 13) *compliance with Traffic Engineering comments: (The I-65 Service Road is an ALDOT maintained roadway. Driveway number, size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards.);*
- 14) *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 61-929 and City Code Chapters 57 and 64).); and*
- 15) *compliance with Fire 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.)*

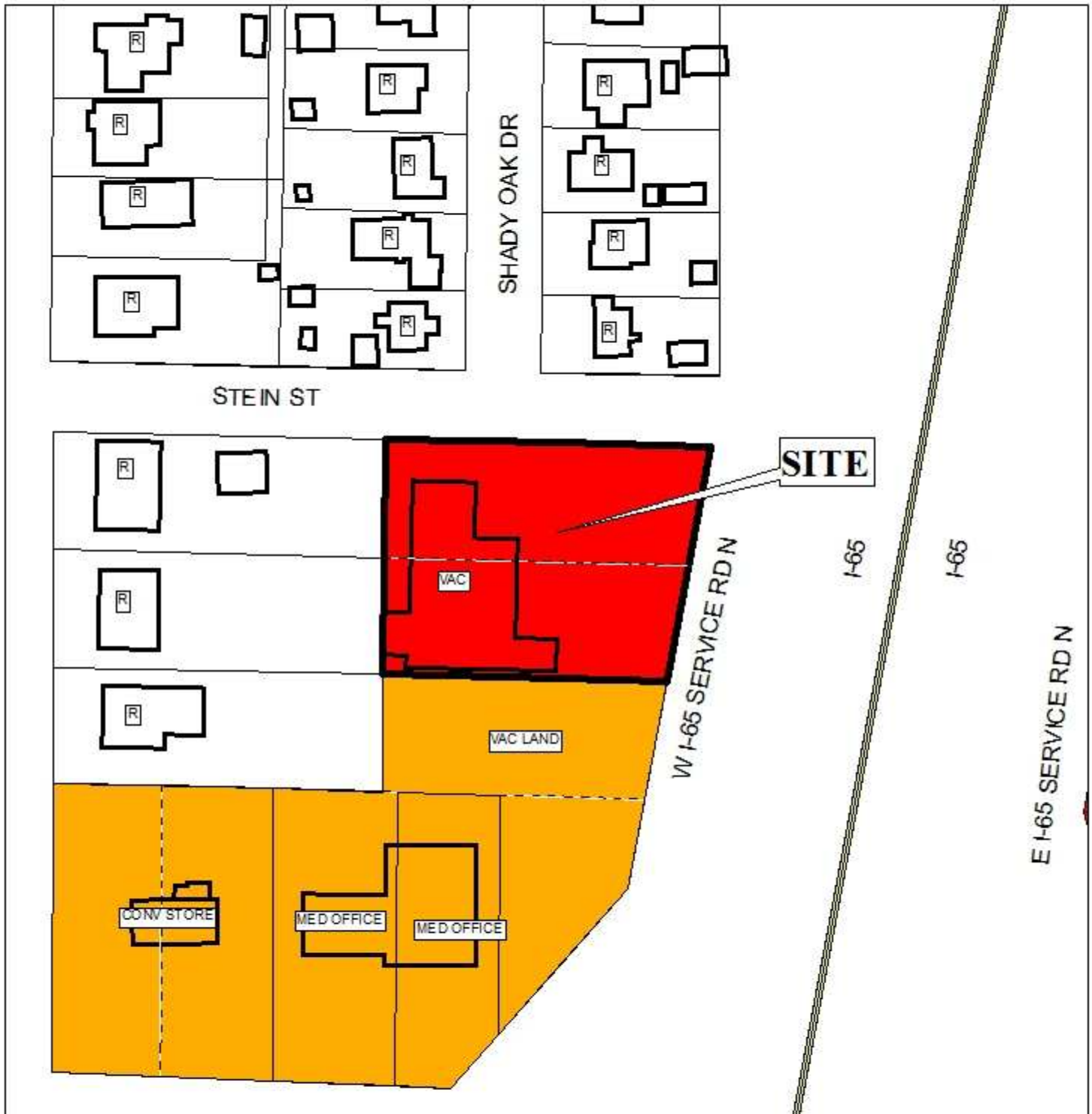
# LOCATOR MAP



APPLICATION NUMBER 6 DATE May 1, 2014  
 APPLICANT Shady Grove Subdivision, Resubdivision of Lots 10 & 11  
 REQUEST Subdivision



# SHADY GROVE SUBDIVISION, RESUBDIVISION OF LOTS 10 & 11



APPLICATION NUMBER 6 DATE May 1, 2014

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



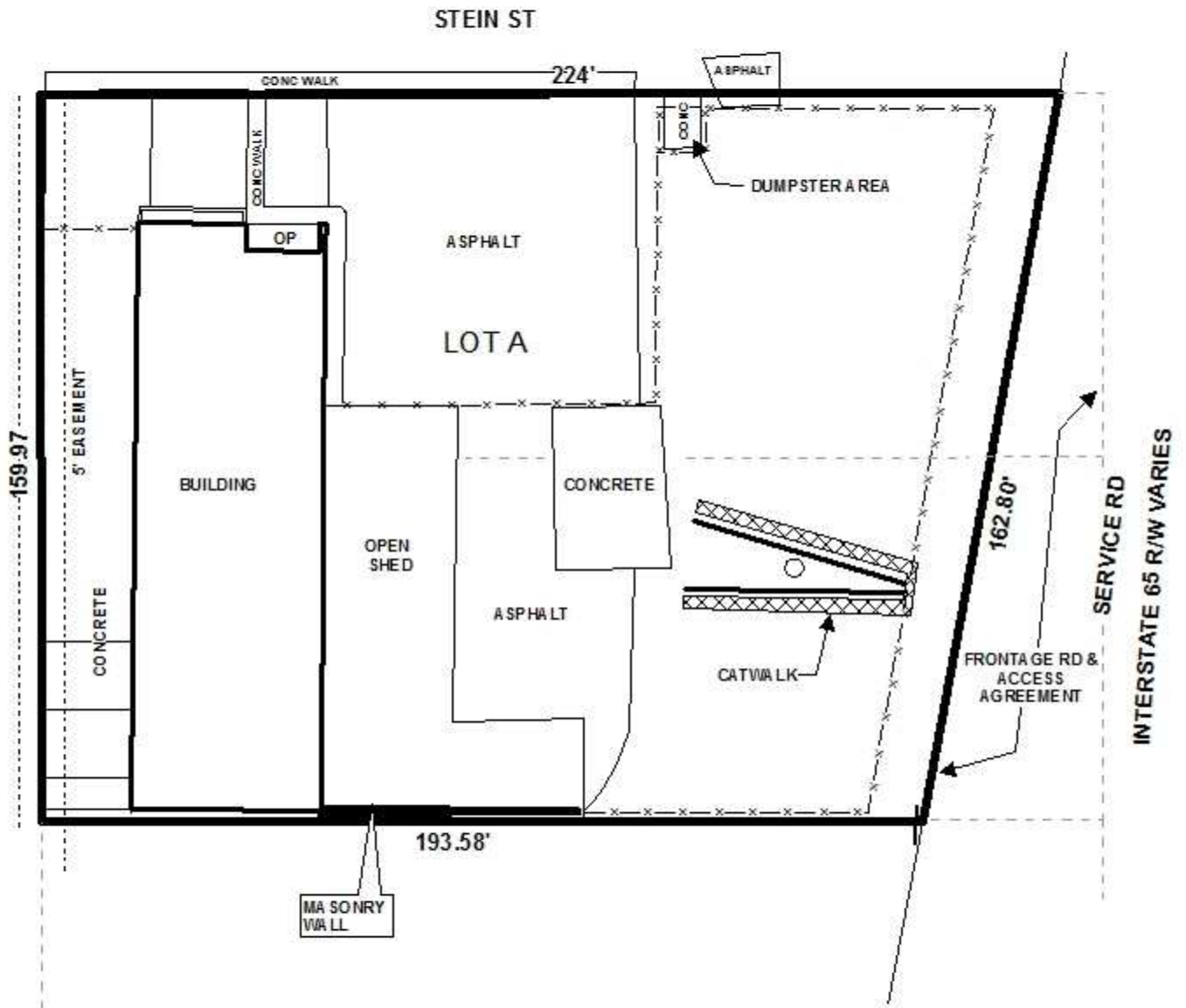
**SHADY GROVE SUBDIVISION, RESUBDIVISION OF  
LOTS 10 & 11**



APPLICATION NUMBER 6 DATE May 1, 2014



# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE May 1, 2014  
 APPLICANT Shady Grove Subdivision, Resubdivision of Lots 10 & 11  
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