

## **THE CEDARS 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- B. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

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-Rescue 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: No comments.

The plat illustrates the proposed 1-lot, 0.2± acre subdivision which is located at the Southeast corner of The Cedars and Tuthill Lane within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer. The purpose of this application is to amend a previously recorded plat to alter the side yard setback from 25-feet to 20-feet.

The site is located at the corner of Tuthill Lane and The Cedars, both minor streets with curb and gutter. The plat, as illustrated, has sufficient dedication providing 25' from the centerline of both Tuthill Lane and The Cedars. The plat also depicts dedication of a corner radius at this intersection in compliance with Section V.D.6. of the Subdivision Regulations.

It should be noted that this site appeared before the May 7, 2015 Planning Commission meeting, in which the Commission approved the site to be subdivided into three legal lots of record from one legal lot of record. At that time, the minimum setbacks along both Tuthill Lane and The Cedars were depicted as 25-foot each on the preliminary plat. The minimum building setback lines are illustrated on the preliminary plat for this application; however, the plat has been revised to depict Lot 1A as having a 25-foot minimum building setback along The Cedars and a 20-foot minimum setback along Tuthill Lane. The 25-foot and 20-foot minimum building setbacks for the lot, as illustrated, are compliant with the setback requirements for corner lots as it pertains to Section 64-4.D.3. of the Zoning Ordinance and should be retained on the Final Plat, if approved.

As a means of access management, the preliminary plat has provided a note stating that the lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. This note should be retained on the Final Plat, if approved.

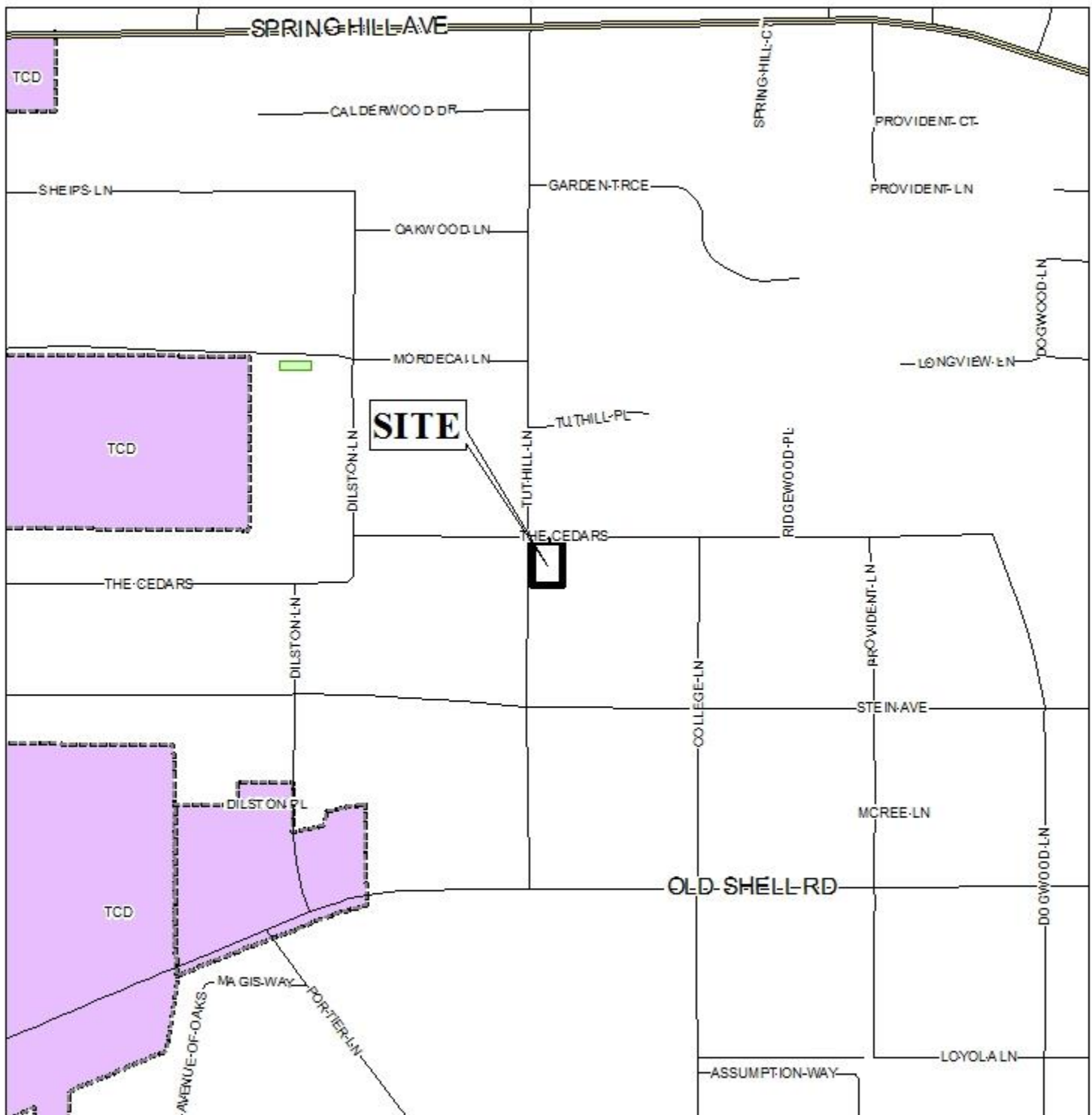
The Cedars Subdivision under which this site was originally approved has been recorded in Probate Court; however, it does not appear that the required seven copies of the recorded plat have been submitted to the Planning Division. If approved, these copies of the previously approved Final Plat should be submitted prior to the signing of this plat.

The proposed lot size is provided in square feet and acres, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Provision of 7 copies of the recorded plat for The Cedars Subdivision prior to the signing of the Final Plat;
- 2) Retention of the 25' centerline of both Tuthill Lane and The Cedars, as shown on the preliminary plat;
- 3) Retention of the corner radius at the intersection of Tuthill Lane and The Cedars in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;
- 4) Retention of the 25' minimum building setback along The Cedars;
- 5) Retention of the 20' minimum building setback along Tuthill Lane;
- 6) Retention of the note on the Final Plat, stating that the lot is limited to one curb cut, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 7) Retention of the lot size in square feet and acres on the Final Plat, if approved;
- 8) Compliance with Engineering Comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: 1. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 2. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);
- 9) Compliance with Traffic Engineering Comments (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 10) 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
- 11) Compliance with 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code (2012 IFC).*).

# LOCATOR MAP



APPLICATION NUMBER 6 DATE September 3, 2015  
 APPLICANT The Cedar's Avenue Subdivision Resubdivision of Lot 1  
 REQUEST Subdivision



# THE CEDARS AVENUE SUBDIVISION RESUBDIVISION OF LOT 1



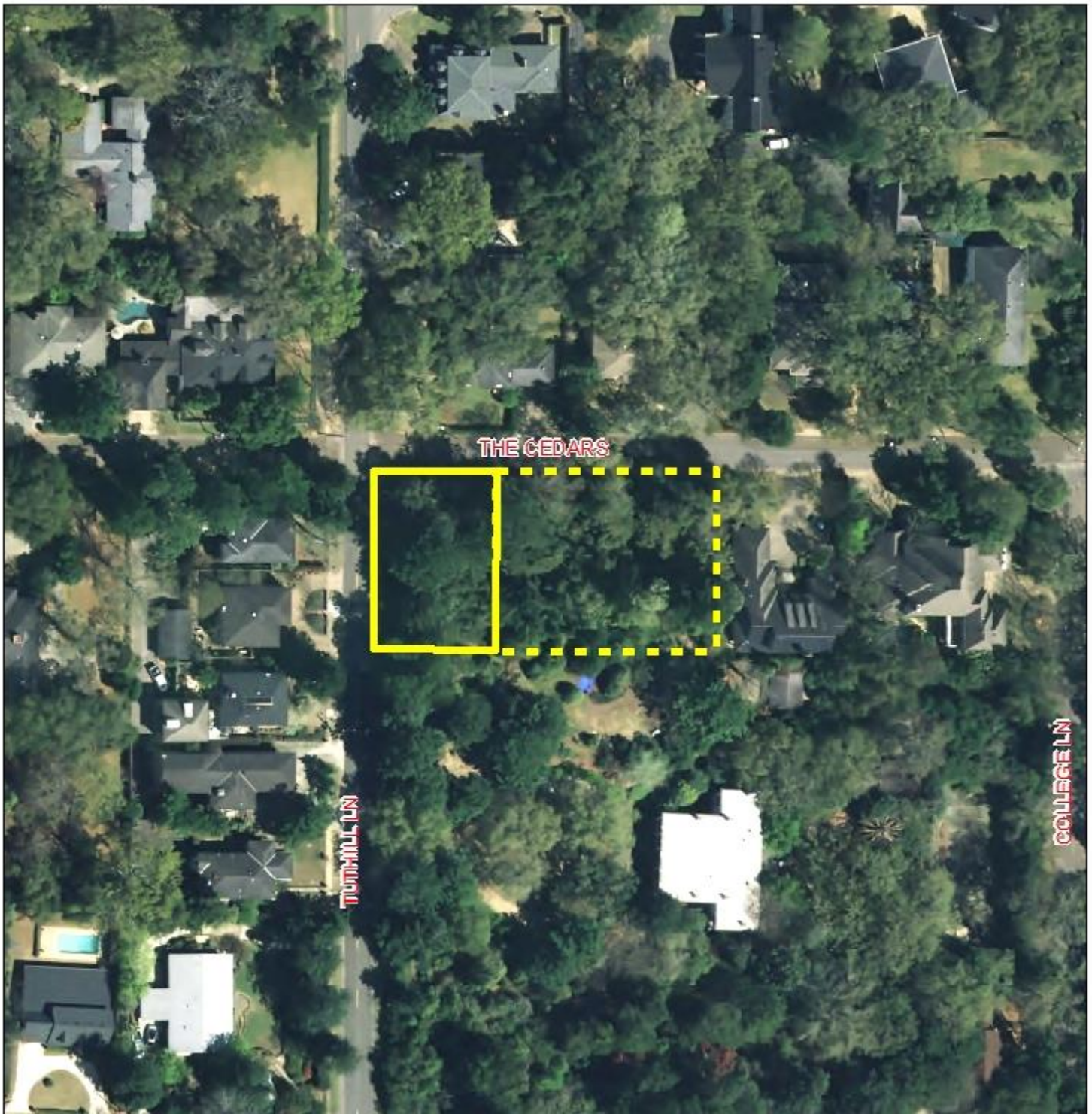
APPLICATION NUMBER 6 DATE September 3, 2015

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





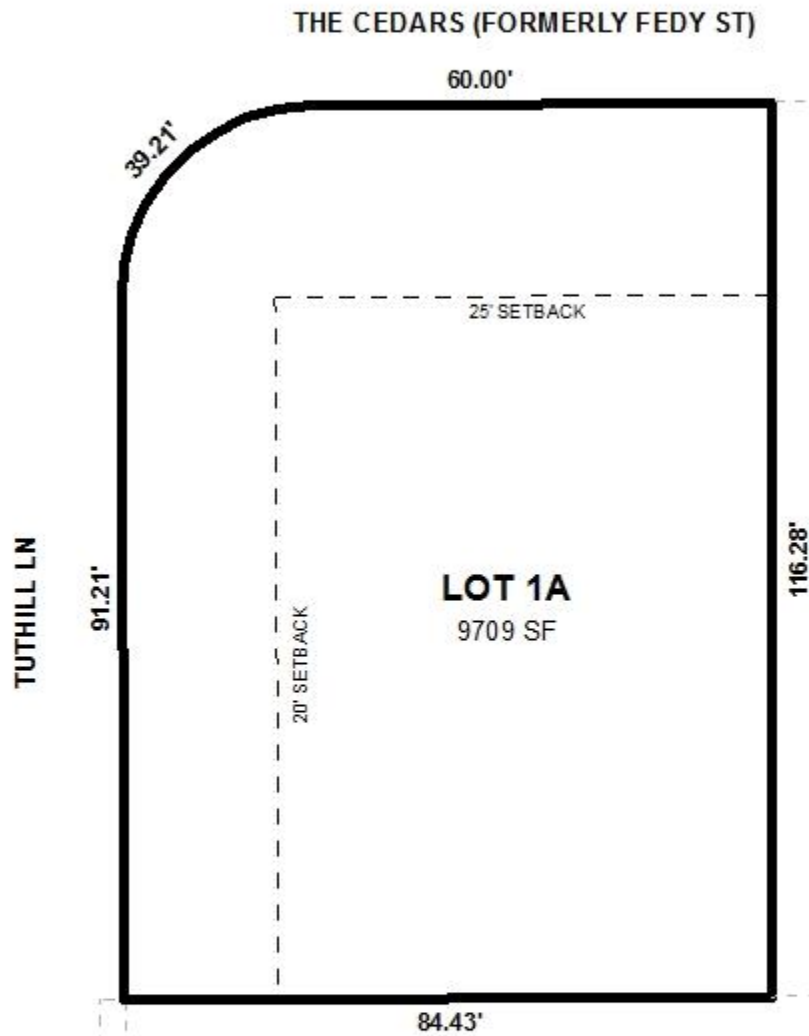
# THE CEDARS AVENUE SUBDIVISION RESUBDIVISION OF LOT 1



APPLICATION NUMBER 6 DATE September 3, 2015



# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE September 3, 2015  
APPLICANT The Cedar's Avenue Subdivision Resubdivision of Lot 1  
REQUEST Subdivision

