

GOVERNMENT STREET HIGHLANDS SUBDIVISION, RESUBDIVISION OF LOT 40

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. 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.
- B. Revise the 'DRAINAGE AND UTILITY EASEMENT' label to include "PRIVATE" so as to notify future owners that the City will not maintain any proposed drainage associated with the development of this subdivision.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive 3,000 sf historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control)) as follows: LOT 1 – NONE; LOT 2 –NONE; LOT 3 – NONE; LOT 4 – 3,000 sf; LOT5 – 500 sf. Applicant may divide the 3,000 sf credit among the five (5) lots and include the amounts in the note on the SUBDIVISION PLAT.
- D. Provide and label the monument set or found at each subdivision corner.
- E. Add a signature block for the Traffic Engineer.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. 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.
- H. 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.
- I. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- J. After FINAL PLAT review by the Engineering Dept. provide a copy of the Final Plat along with the original and any review copies 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 2015-116 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).

The plat illustrates the proposed 1.0± acre, 5-lot subdivision which is located on the Northeast corner of Oak Ridge Road and Dogwood Drive, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create five legal lots of record from a single legal lot of record. The site was the subject of three previous submittals to the Planning Commission, of which the first two were denied. The first application, in January 2010, proposed a 7-lot Subdivision, with a Planned Unit Development, and Rezoning to R-2, Two-Family Residential to allow reduced lot sizes and increased site coverage. The second application, in February 2010, proposed a 6-lot Subdivision, with a Planned Unit Development, and Rezoning to R-2, Two-Family Residential to allow reduced lot sizes and widths, increased site coverage, and reduced side yard setbacks. The most recent Subdivision application was approved at the Planning Commission's March 5, 2015 meeting and did not require a Planned Unit Development or Rezoning approval. The approval from 2015 has expired, and the applicant wishes to obtain approval for a Subdivision identical to the previously approved Subdivision.

The lot sizes are labeled on the preliminary plat in square feet, and should be placed on the Final Plat in square feet and acres, if approved. It should be noted that the proposed lots would exceed the required lot size minimum in Section V.D.2. of the Subdivision Regulations.

The site has frontage onto Oak Ridge Road and Dogwood Drive, both minor streets with curb and gutter, and are illustrated as having 50' and 60' wide right-of-ways, making no dedications necessary. However, dedication of the corner radii at Oak Ridge Road and Dogwood Drive per Section V.D.6. of the Subdivision Regulations should be required, as illustrated on the preliminary plat.

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

The preliminary plat depicts a 25-foot minimum building setback line along Oak Ridge Road, and a 20-foot minimum building setback line along Dogwood Drive. Section 64-4.D.3. of the Zoning Ordinance allows a corner lot to have a side-yard setback of 20-feet, therefore a waiver of Section V.D.9. of the Subdivision Regulations may be appropriate. The setback line should be illustrated on the Final Plat, as on the preliminary plat.

There is a 7.5' drainage and utility easement along the rear of the proposed lots, as well as a 5' Alabama Power Company & AT&T easement along all frontages. A note should be placed on the Final Plat stating no structures are to be erected in any easement.

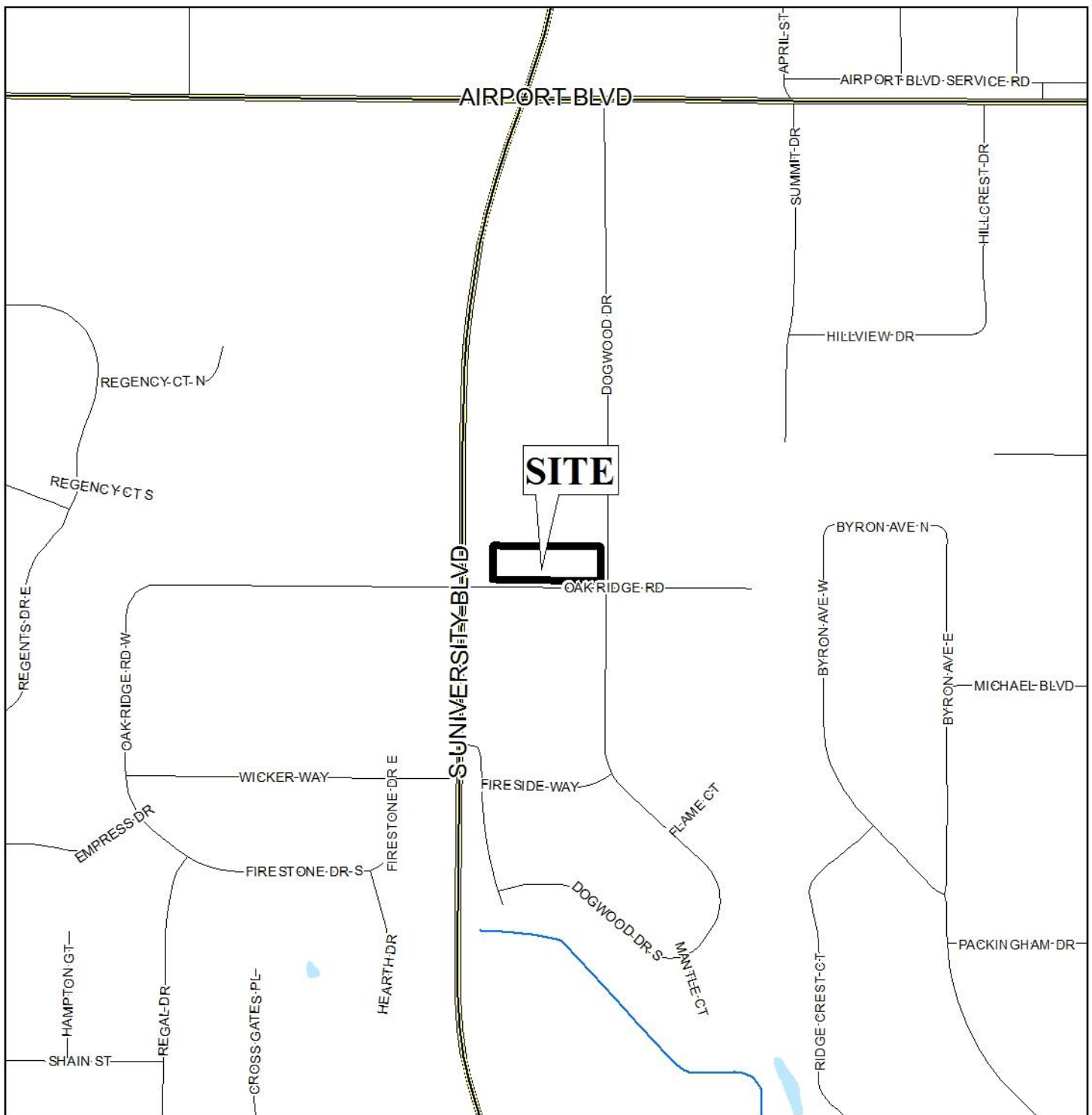
It should be noted that there is an existing dwelling on the proposed Lot 4. While the existing dwelling is not illustrated on the preliminary plat, it does not appear that the approval of this subdivision will create a zoning violation, and that the existing structure will meet all setbacks.

Based upon the preceding, the application is recommended for Tentative Approval, with a waiver of Section V.D.9. of the Subdivision Regulations for the Dogwood Drive side of the Lot 5, subject to the following conditions:

- 1) retention of the dedication of the corner radii at Oak Ridge Road and Dogwood Drive per Section V.D.6. of the Subdivision Regulations;
- 2) placement of the lot size in square feet and acres;

- 3) placement of a note stating each lot is limited to one curb-cut with the size, location and design of all curb cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) depiction of the 25-minimum building setback along Oak Ridge Road;
- 5) depiction of the 20-foot setback along Dogwood Drive;
- 6) compliance with Engineering comments (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:*
A. 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. B. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control)) as follows: LOT 1 – NONE; LOT 2 –NONE; LOT 3 – NONE; LOT 4 – 3,000 sf; LOT5 – 500 sf. C. 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. D. Provide and label the monument set or found at each subdivision corner. E. Add a signature block for the Traffic Engineer. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. 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. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);
- 7) compliance with 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.*);
- 8) 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
- 9) compliance with Fire 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).*).

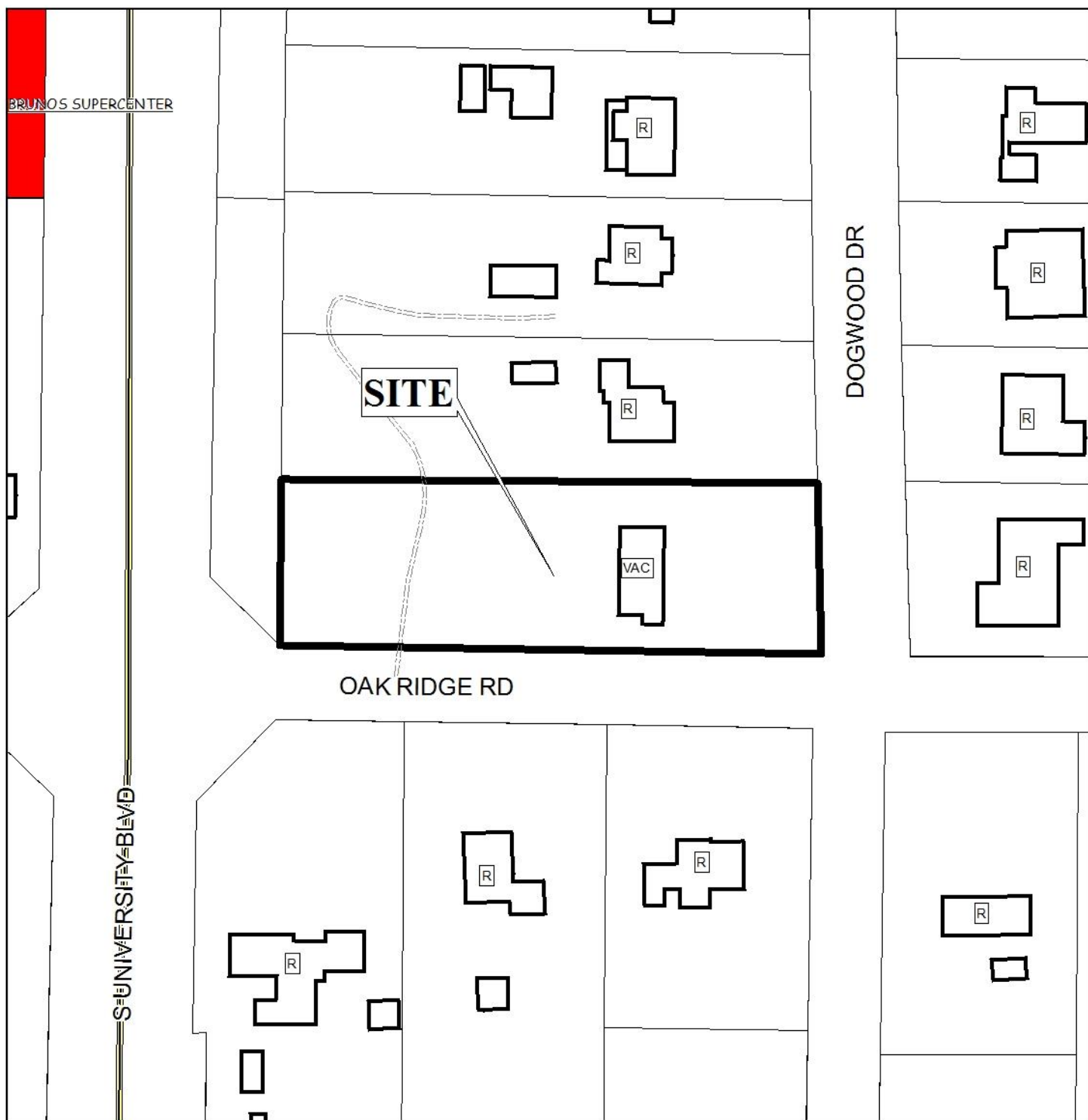
LOCATOR MAP



APPLICATION NUMBER 7 DATE June 2, 2016
 APPLICANT Government Street Highlands Subdivision, Resubdivision of Lot 40
 REQUEST Subdivision



GOVERNMENT STREET HIGHLANDS SUBDIVISION, RESUBDIVISION OF LOT 40



APPLICATION NUMBER 7 DATE June 2, 2016

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| 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 |



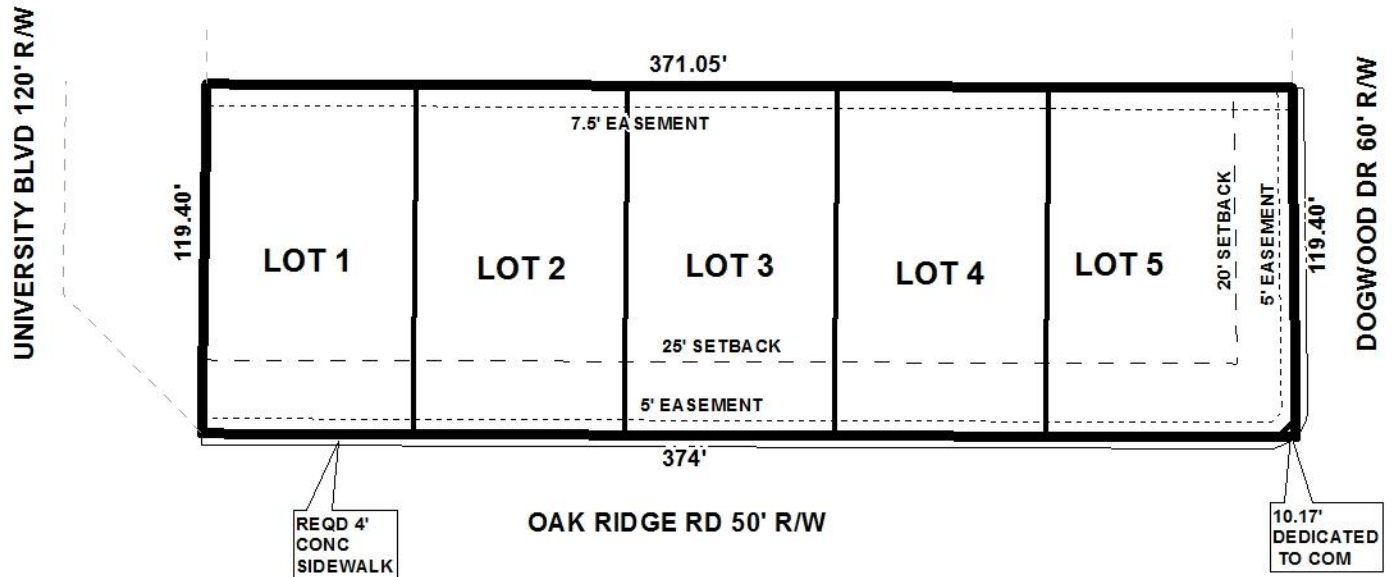
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APPLICATION NUMBER 7 DATE June 2, 2016



DETAIL SITE PLAN



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APPLICANT Government Street Highlands Subdivision, Resubdivision of Lot 40
REQUEST Subdivision

