

MOORE-SUSSEX PLACE ESTATES SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Provide the original and a copy of the FINAL PLAT for review by the Engineering Dept.

Traffic Engineering Comments: Lot is denied access to Sussex Drive and limited to access on the existing rear drive as illustrated on the nonreciprocal easement. * Application was not included in review packet. Comments based on August 18, 2016 Planning Commission approval. *

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).

MAWWS Comments: No comments.

Map for Mobile Development Area(s) and Intent: Suburban Neighborhood:

- Emphasize connectivity to surrounding neighborhoods and close services and retail;
- Accommodation of pedestrian and bicycle traffic in addition to automobiles;
- Appropriate scaled infill development to complement existing character of neighborhoods.

The plat illustrates the proposed 1-lot, 0.2± acre subdivision which is located on the North side of Sussex Drive, 100'± East of Center Drive. The applicant states the property is served by public water and sewer, in Council District 6.

The original subdivision creating the lots was approved by the Planning Commission at its November 1, 1979 meeting. At its April 3, 2008 meeting, the Planning Commission approved a 2-lot re-subdivision of three lots of the original subdivision, which includes this site. At its August 18, 2016 meeting, the Planning Commission approved a 2-lot re-subdivision to relocate an interior lot line between two legal lots of record. Most recently the applicant proposed combining the two lots into one legal lot of record, but subsequently withdrew the application at the October 6, 2016 meeting of the Planning Commission. The purpose of this application is to again combine two legal lots of record into a single legal lot of record.

The proposed 80'± wide, 9,130± square feet lot has frontage on Sussex Drive, a minor street with curb and gutter requiring a right-of-way width of 50 feet. The preliminary plat illustrates an existing right-of-way width of 50 feet; therefore, no additional dedication should be required.

It should be noted that the proposed lot is accessed via a private alley in the rear of the property, the result of an 18' reciprocal easement; and, as such, access to Sussex Drive should be denied.

The proposed lot meets the minimum size requirements of Section V.D.2. of the Subdivision Regulations and is illustrated in both square feet and acres. This information should be retained on the Final Plat, or a table furnishing the same information should be provided on the Final Plat, if approved.

The 25-foot minimum building setback is illustrated on the preliminary plat. If approved, this information should also be retained on the Final Plat.

A note on previous plats states the lots were approved for 0' side yard setbacks, to which Staff mentioned the subdivision was originally approved at the November 1, 1979 meeting of the Planning Commission, prior to the adoption of regulations regarding Planned Unit Development; and, as such, similar approval of reduced side yard setbacks was appropriate. However, the applicant has revised this note on the preliminary plat to indicate compliance with minimum setback requirements of the underlying zoning district. If approved, this note should be retained on the final plat, or a note stating the lots are approved for 0' side yard setbacks should be provided.

Finally, in addition to the aforementioned reciprocal easement, there is a 150 s.f. utility easement behind the 25' minimum building setback line along the East property line of the proposed lot, a 5' easement within the 25' minimum building setback line, and a 5' gas line easement in the rear of the proposed lot. A note on the preliminary plat states that no structures will be erected in any easements, and should be retained on the Final Plat, if approved.

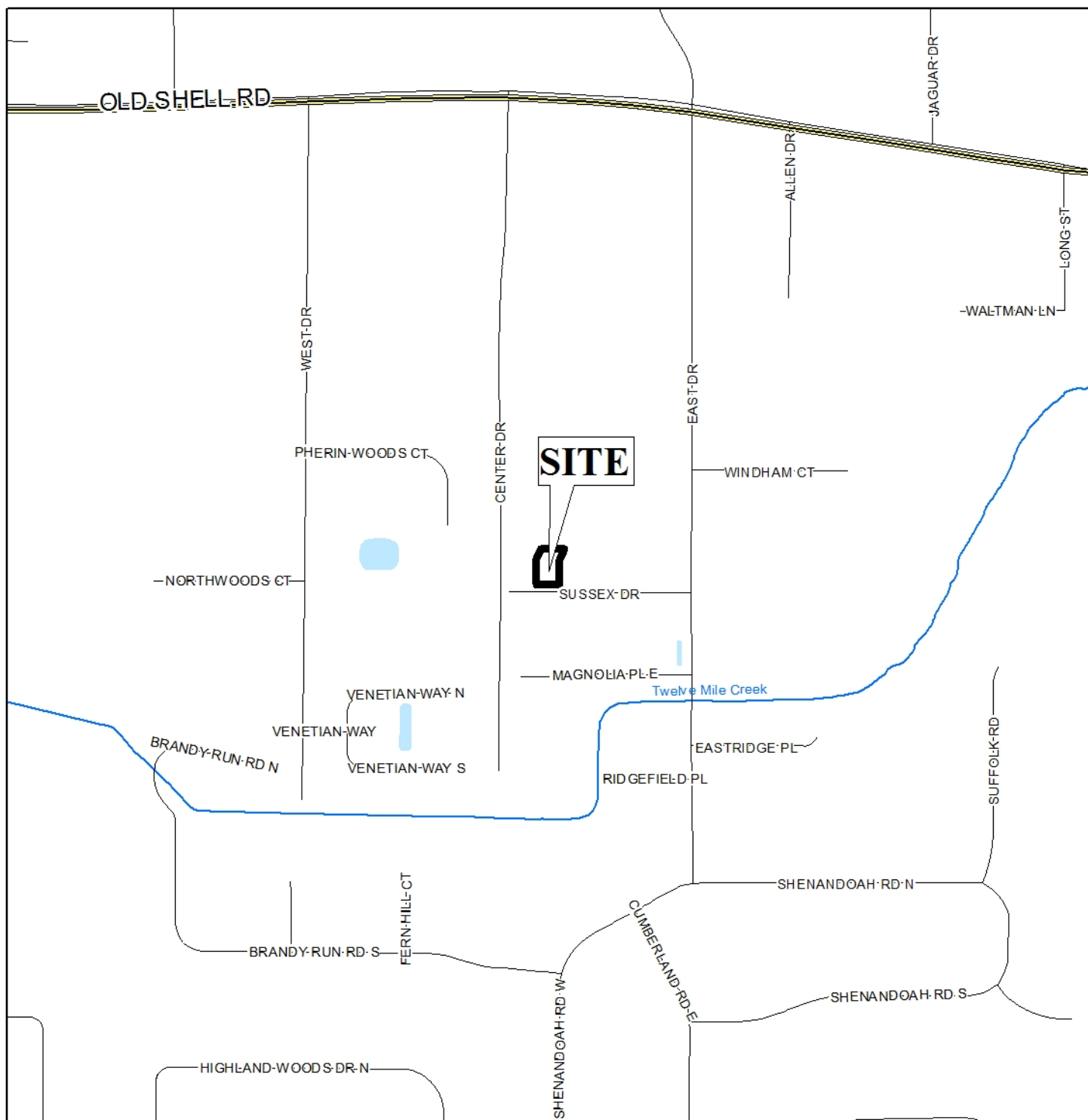
Based on the preceding the plat is recommended for Approval subject to the following conditions:

- 1) placement of a note on the Final Plat stating that the lot is denied access to Sussex Drive;
- 2) retention of the lot sizes in square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25' minimum building setback line on the Final Plat;
- 4) placement of a note placed on the Final Plat stating that no structures will be erected in any easements;
- 5) compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for 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) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering*

signatures. C) Provide the original and a copy of the FINAL PLAT for review by the Engineering Dept.);

- 6) *compliance with Traffic Engineering comments: (Lot is denied access to Sussex Drive and limited to access on the existing rear drive as illustrated on the nonreciprocal easement.);*
- 7) *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 2015-116 and City Code Chapters 57 and 64).);*
- 8) *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).);*
- 9) *completion of the subdivision process prior to any requests for new construction; and*
- 10) *compliance with all applicable codes and ordinances.*

LOCATOR MAP



APPLICATION NUMBER 6 DATE February 16, 2017

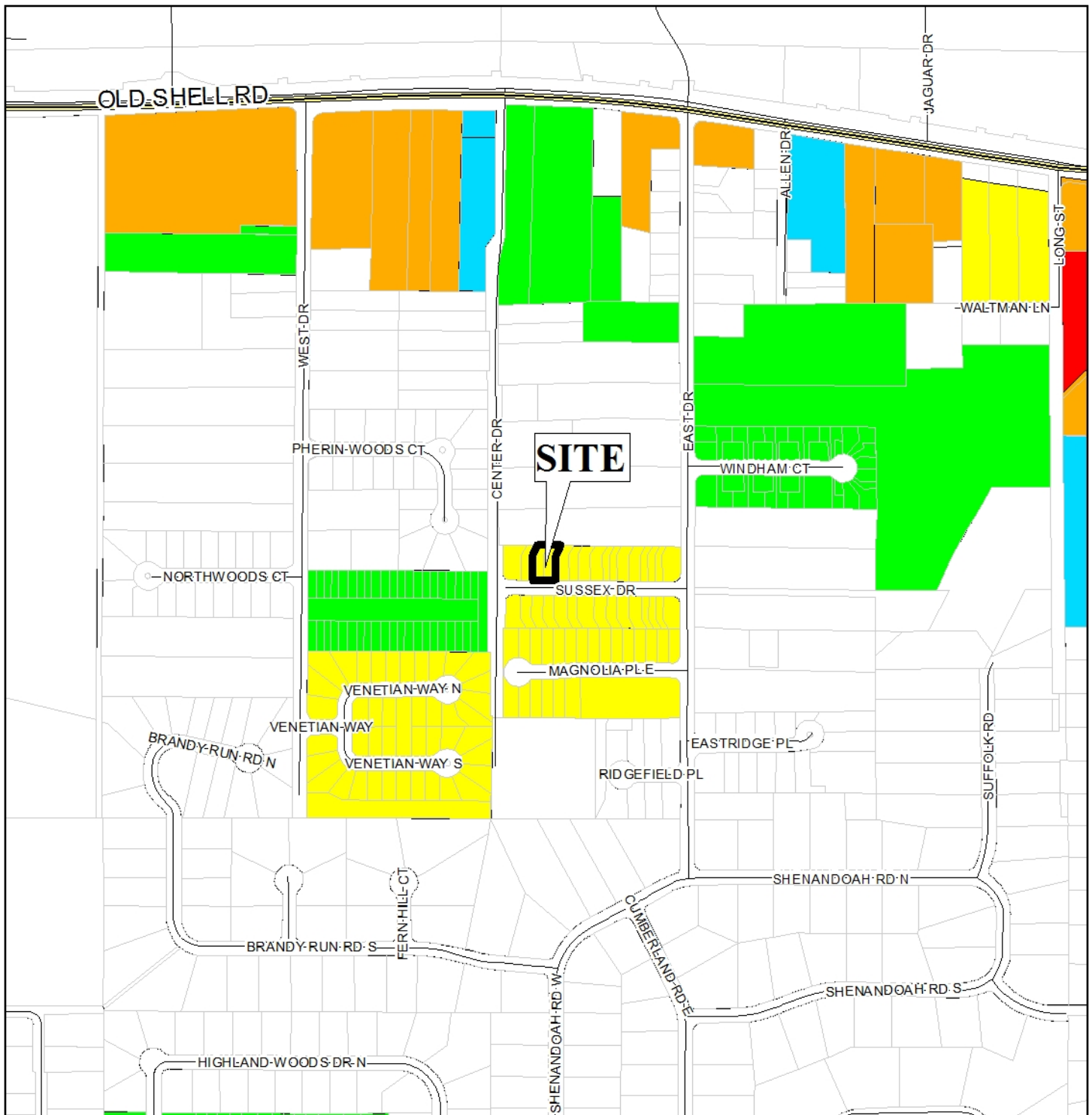
APPLICANT Moore-Sussex Place Estates Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE February 16, 2017

APPLICANT Moore-Sussex Place Estates Subdivision

REQUEST Subdivision



NTS

MOORE-SUSSEX PLACE ESTATES SUBDIVISION



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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 |



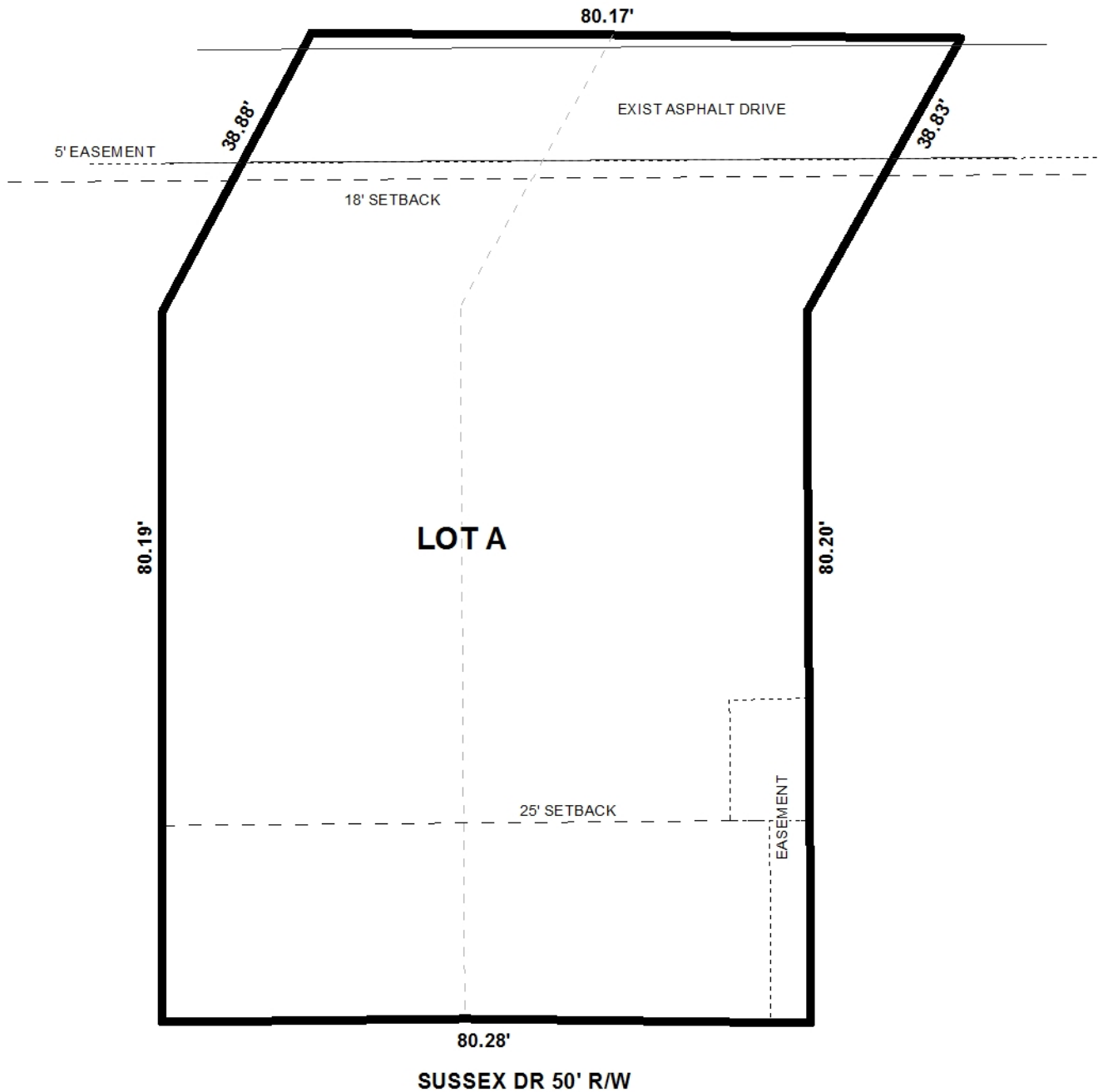
MOORE-SUSSEX PLACE ESTATES SUBDIVISION



APPLICATION NUMBER 6 DATE February 16, 2017



DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE February 16, 2017
APPLICANT Moore-Sussex Place Estates Subdivision
REQUEST Subdivision

