

## **LLT AIRPORT SUBDIVISION,** **RESUBDIVISION OF LOT 1**

Engineering Comments: The following 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. 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.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 16 - #75) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT A – NONE; LOT B –NONE; LOT C – NONE.
- 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. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate and Signature.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. 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.
- J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Site is limited to its existing curb cuts, with 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. As per Appendix D, Section D107.1, one and two family developments with more

than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

MAWSS Comments: No comments received.

The preliminary plat illustrates the proposed 3-lot, 2.8± acre subdivision which is located on the North side of Airport Boulevard, 150'± west of the North terminus of Dawes Road, and is in Council District 7. The applicant states that the subdivision is served by city water and sewer.

The purpose of this application is to subdivide an existing legal lot to create 3 legal lots of record. This application is a result of a condition of an April 7, 2014 Board of Zoning Adjustment approval related to a Sign Variance request.

In accordance with the Subdivision Regulations, all proposed lots are compliant with the minimum size requirements. The lot size information and 55' minimum building setback line, in lieu of the required 25', is illustrated on the preliminary plat and should be retained on the Final Plat, if approved.

The site fronts Airport Boulevard, a major street as defined by the Major Street Plan component of the Comprehensive Plan. This street requires a minimum right-of-way width of 100'; however, the existing right-of-way width of 140' is sufficient, thus no dedication is required.

As a means of access management, the site is limited to the existing curb-cuts, with any changes to the size, design and location to be approved by Traffic Engineering.

The preliminary plat depicts two (2) easements parallel to Airport Boulevard within the front yard setback of all proposed lots and, if approved, a note should be placed on the Final Plat stating that no permanent structure can be placed or erected within any easement.

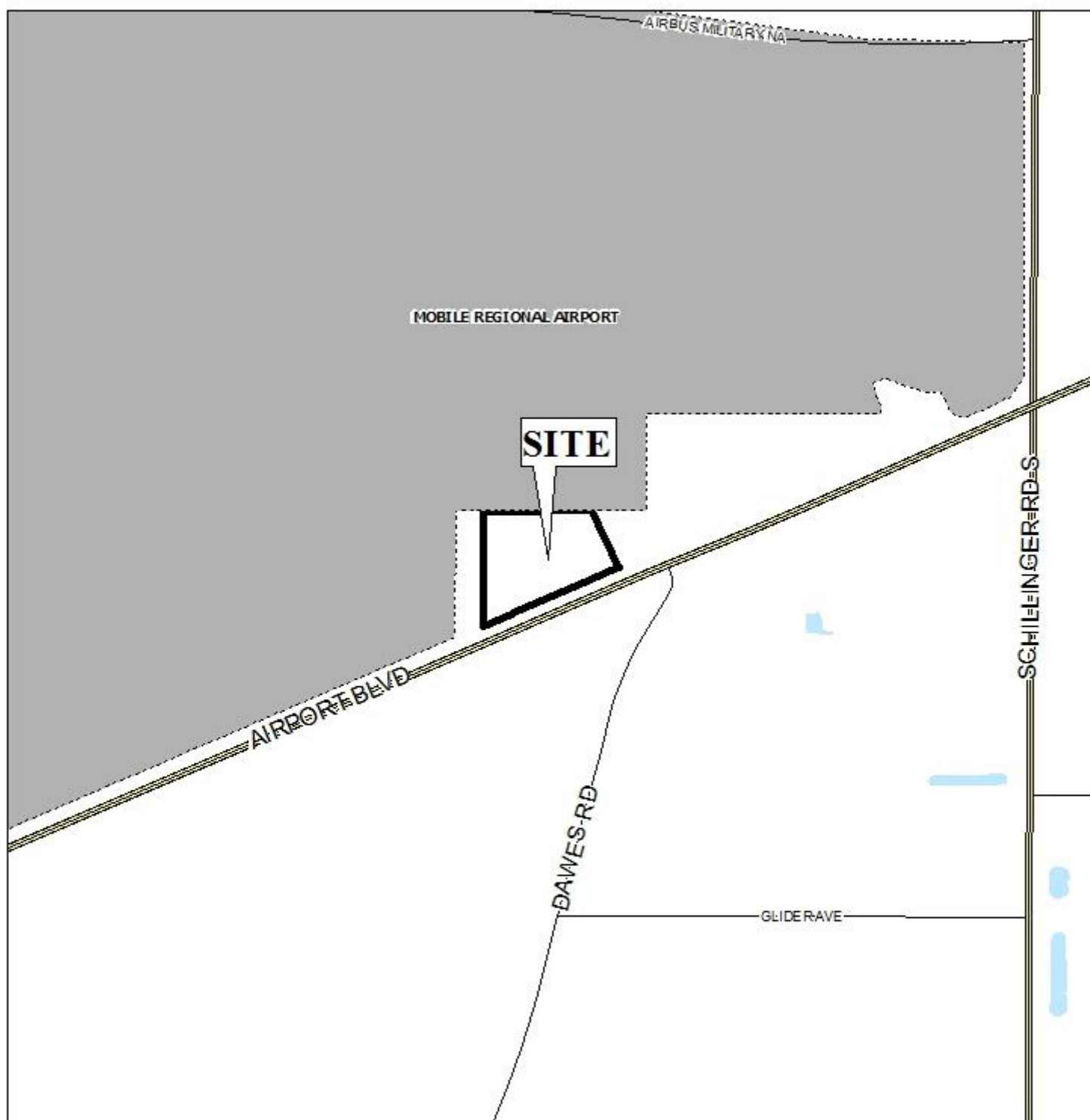
It should be pointed out that the proposed Lot B is currently undeveloped. As the 3 proposed lots share access to Airport Boulevard via a 30' non-exclusive reciprocal easement, an approved Administrative PUD will be required for any proposed development of the lot.

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

- 1) Retention of the 55' minimum building setback line and lot size information on the Final Plat;
- 2) Retention of the right-of-way width of Airport Boulevard on the Final Plat;
- 3) Retention of all easements on the Final Plat and placement of a note on the Final Plat stating that no permanent structure(s) can be placed or erected within any easement;
- 4) Placement of a note on the Final Plat stating that the site is limited to the existing curb-cuts, with any changes to the size, design and location to be approved by Traffic Engineering;
- 5) Development of Lot B will require an approved Administrative PUD for shared access;

- 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. 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. 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. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 16 - #75) the Lot(s) will receive the following historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control), as follows: LOT A – NONE; LOT B –NONE; LOT C – NONE. 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. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. 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. J. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) Compliance with Traffic Engineering Comments: *(Site is limited to its existing curb cuts, 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 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. As per Appendix D, Section D107.1, one and two family developments with more than 30 dwelling units shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.).*

# LOCATOR MAP



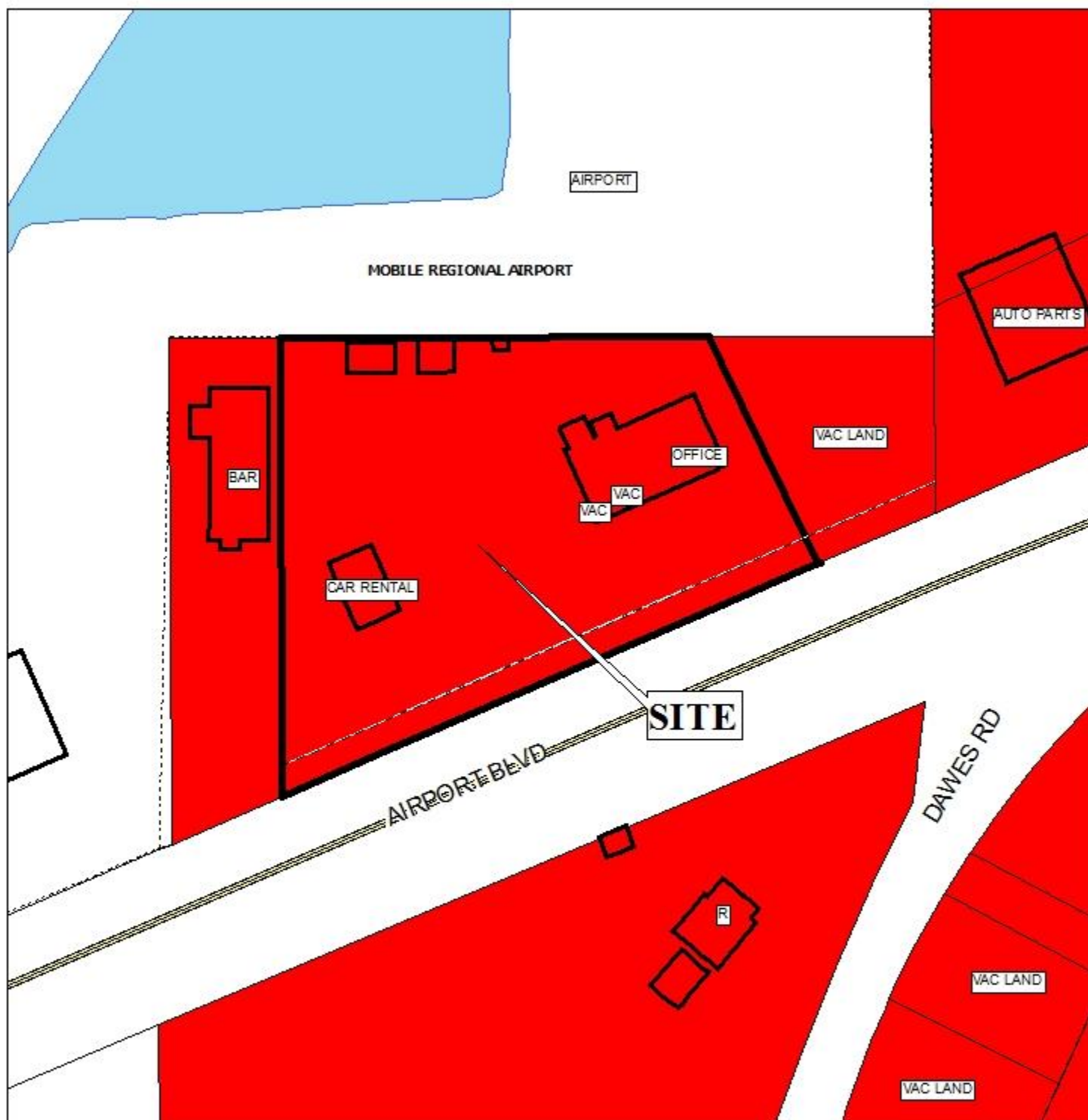
APPLICATION NUMBER 8 DATE February 5, 2015

APPLICANT LLT Airport Subdivision, Resubdivision of Lot 1

REQUEST Subdivision



# LLT AIRPORT SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 8 DATE February 5, 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





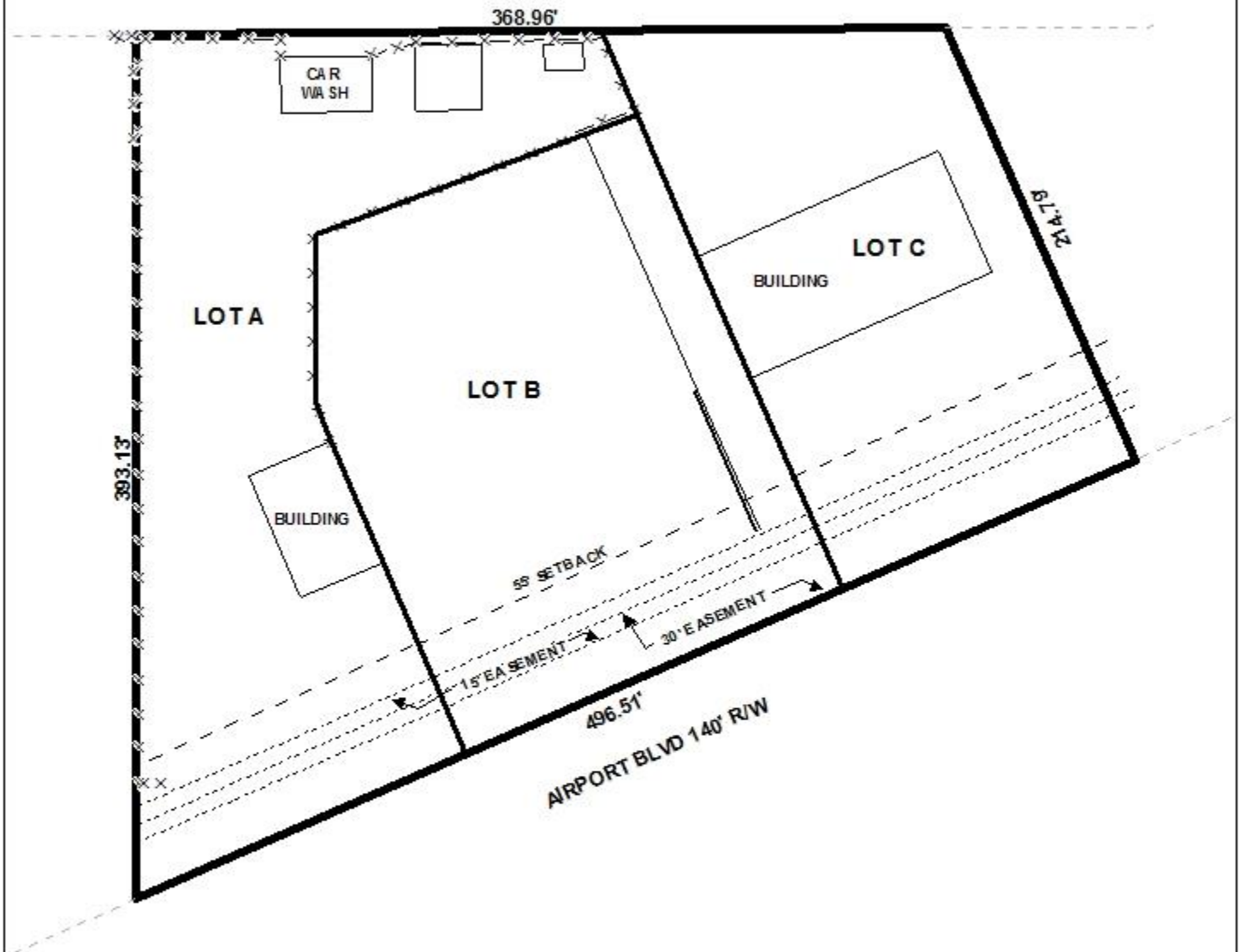
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# DETAIL SITE PLAN



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