

## **THE COLONNADES SUBDIVISION, CORRECTED** **PLAT, RESUBDIVISION OF LOTS 12 & 13**

Engineering Comments: 1) Any existing sidewalk panels or curbcuts along the property frontage that are cracked or damaged are required to be replaced according to current standards. 2) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances.

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 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.

The plat illustrates the proposed 2.0± acre, 1 lot subdivision which is located at 2525 Colonnades Drive West (Area bounded by Colonnades Drive North, South, East and West), in Council District 6.

The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide two existing legal lots of record into one legal lot of record. Both properties within the proposed subdivision are zoned R-1, Single-Family Residential District. A dwelling currently exists on Lot 12, and Lot 13 is vacant. The new lot would meet the minimum requirements of the Subdivision Regulations with regard to size and shape. The plat should be revised to label the lot with its size in both square feet and acres, or a table should be furnished on the final Plat providing the same information.

The site is located within a subdivision approved by the Commission in 2006 with compliant rights-of-way; therefore, no dedication would be required. As a means of access management, a note should be required on the Final Plat reflecting the Traffic Engineering comments above. As on the preliminary plat, the Final Plat should illustrate the existing 30' minimum building setback line along all street frontages.

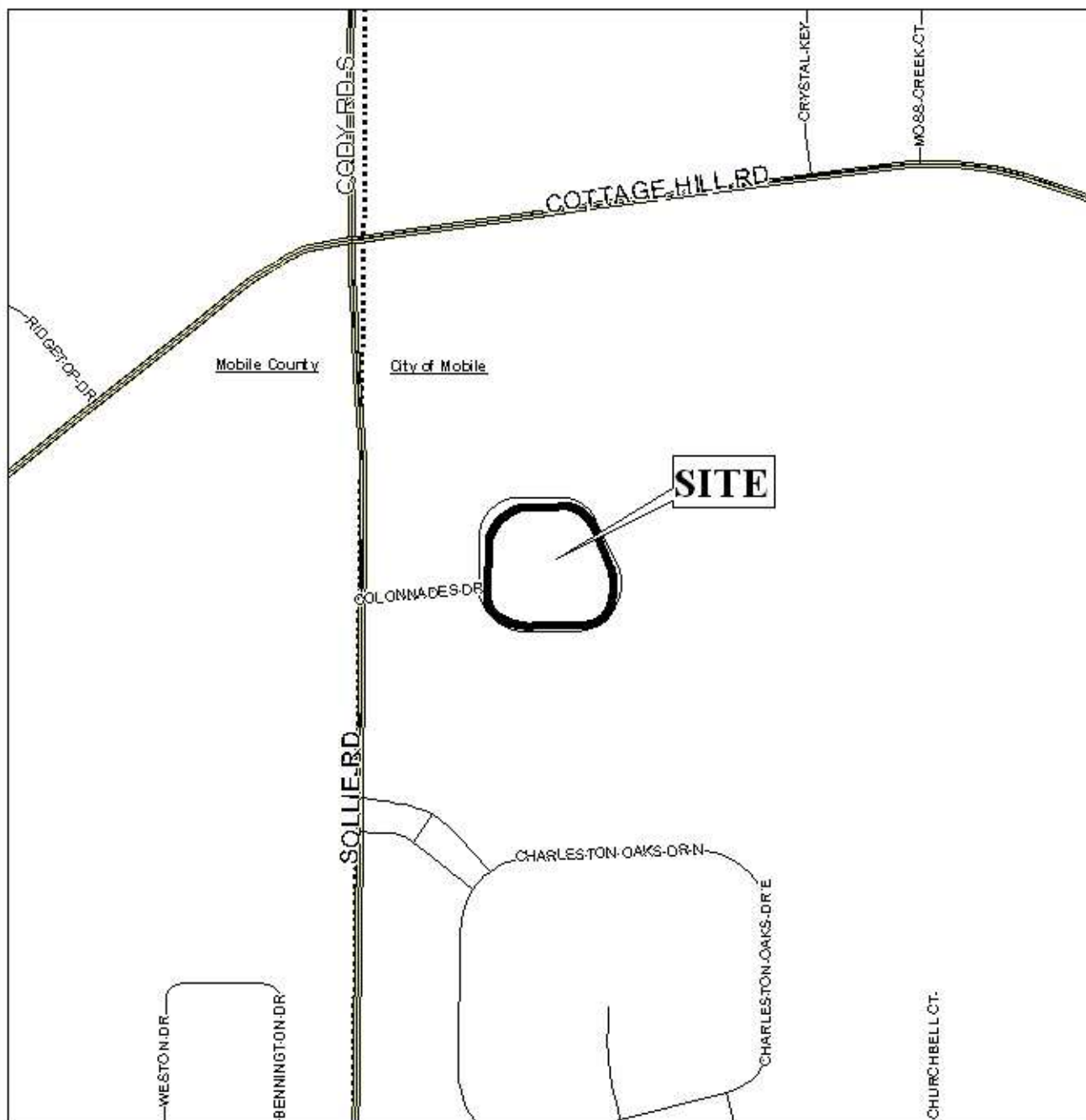
The property is located within a subdivision containing common areas; therefore, a note should be required on the Final Plat stating that maintenance of the common areas is the responsibility of the property owners within The Colonnades Subdivision, Corrected Plat, and this resubdivision.

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 this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) revision of the plat to label each lot with its size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating that the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) illustration of the existing 30' minimum building setback line along all street frontages;
- 4) placement of a note on the Final Plat stating that maintenance of the common areas within The Colonnades Subdivision, Corrected Plat, is the responsibility of the property owners of that subdivision and this resubdivision;
- 5) placement of a note on the Final Plat stating that development of this site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 6) subject to the 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); and*
- 7) subject to the Engineering comments: *[1) Any existing sidewalk panels or curbcuts along the property frontage that are cracked or damaged are required to be replaced according to current standards. 2) Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile ROW code and ordinances].*

## LOCATOR MAP



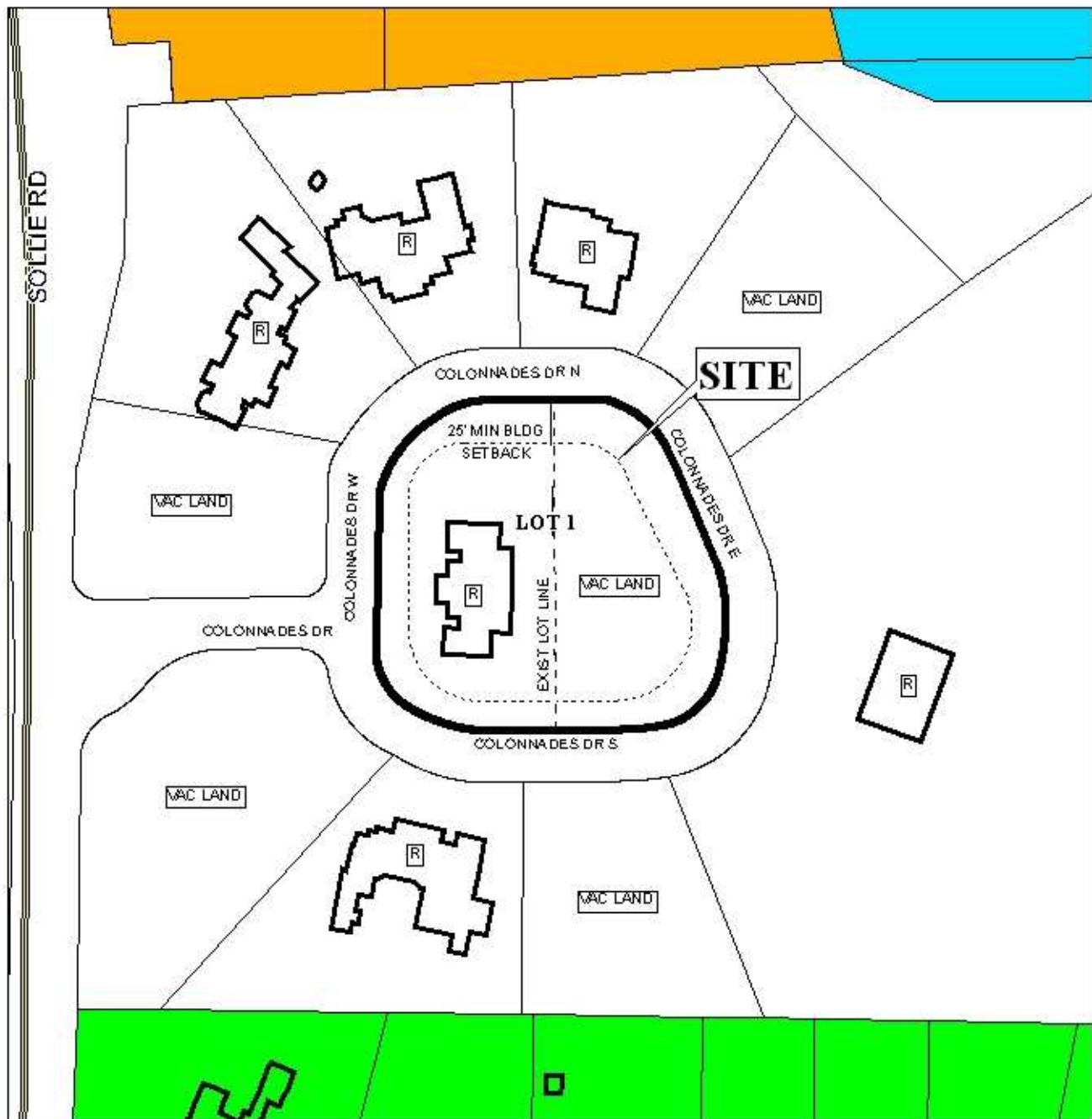
APPLICATION NUMBER 8 DATE March 15, 2012

APPLICANT The Colonnades Subdivision, Corrected Plat, Resubdivision of Lots 12 & 13

REQUEST Subdivision



# THE COLONNADES SUBDIVISION, CORRECTED PLAT, RESUBDIVISION OF LOTS 12 & 13



APPLICATION NUMBER 8 DATE March 15, 2012

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
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