

## **CUTTS PLACE SUBDIVISION**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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 and label the monument set or found at each subdivision corner.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #77) LOTS 1 and 2 will have to share the historical credit of existing (1984) historical credit of impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures.
- F. 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.
- 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 new development or construction, unless a sidewalk waiver is approved.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

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.

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: Traditional Neighborhood:

- better connectivity to neighborhood centers with accessibility to retail and services;
- appropriately scaled and designed infill development, including housing in a variety of configurations;
- more sidewalks and streetscaping;
- protections for historic properties; and,
- increased protections for existing traditional development.

The plat illustrates the proposed 2-lot, 0.8± acre subdivision located at the Southwest corner of Chatham Street and Palmetto Street, extending to the Northwest corner of Chatham Street and Augusta Street, in Council District 2. The applicant states the property is served by public water and sewer.

The purpose of this application is to separate one metes-and-bounds parcel into two legal lots of record. It should be noted that the site is developed within the Oakleigh Garden Historic District, and was the subject of a zoning study in 1992 that facilitated rezoning of the property from R-3, Multiple-Family District, to R-1, Single-Family Residential District, at the July 21, 1992 meeting of City Council. As such, if approved, further development of the site would need to be approved by the Architectural Review Board prior to the issuance of any permits for construction.

It should also be noted that the preliminary plat identifies the proposed lots as “Parcel A” and “Parcel B”; however, given the legal differences between parcels and lots and the inherent purpose of the subdivision application, the plat should be revised to correctly identify the proposed lots as “Lot A” and “Lot B,” or some other denomination thereof. For the purpose of the Staff Report, the proposed lots are herein referred to as “Lot A” and “Lot B.”

Proposed Lot A has frontages on Palmetto Street, to the North, a minor street with curb and gutter requiring a 50’ right-of-way width; and, Chatham Street, to the East, a minor street with curb and gutter also requiring a 50’ right-of-way width. Proposed Lot B also has frontage on Chatham Street, to the East, as well as on Augusta Street, to the South, a minor street with curb and gutter requiring a 50’ right-of-way width. Adequate rights-of-way are illustrated along all streets to which the proposed lots have frontage; therefore, no additional dedications should be required.

Dedication of the corner radii at the intersections of Palmetto Street and Chatham Street, and Chatham Street and Augusta Street, should be required per Section V.D.6. of the Subdivision Regulations.

With regards to access management, neither proposed lot currently has access to Chatham Street; instead, proposed Lot A has one existing curb cut to Palmetto Street and proposed Lot B has one existing curb cut to Augusta Street. As such, a note should be required on the Final Plat stating each lot is limited to its existing curb cut, with any changes in its size, design, or location to be approved by Traffic Engineering and conform to AASHTO standards.

It should be noted that Palmetto Street is incorrectly labeled as “Palmeto Street” on the preliminary plat; therefore, the plat should be revised to correctly label Palmetto Street, if approved.

Both proposed lots meet the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer, and are appropriately labeled in square feet and acres within a table on the preliminary plat. If approved, this information should be retained on the Final Plat.

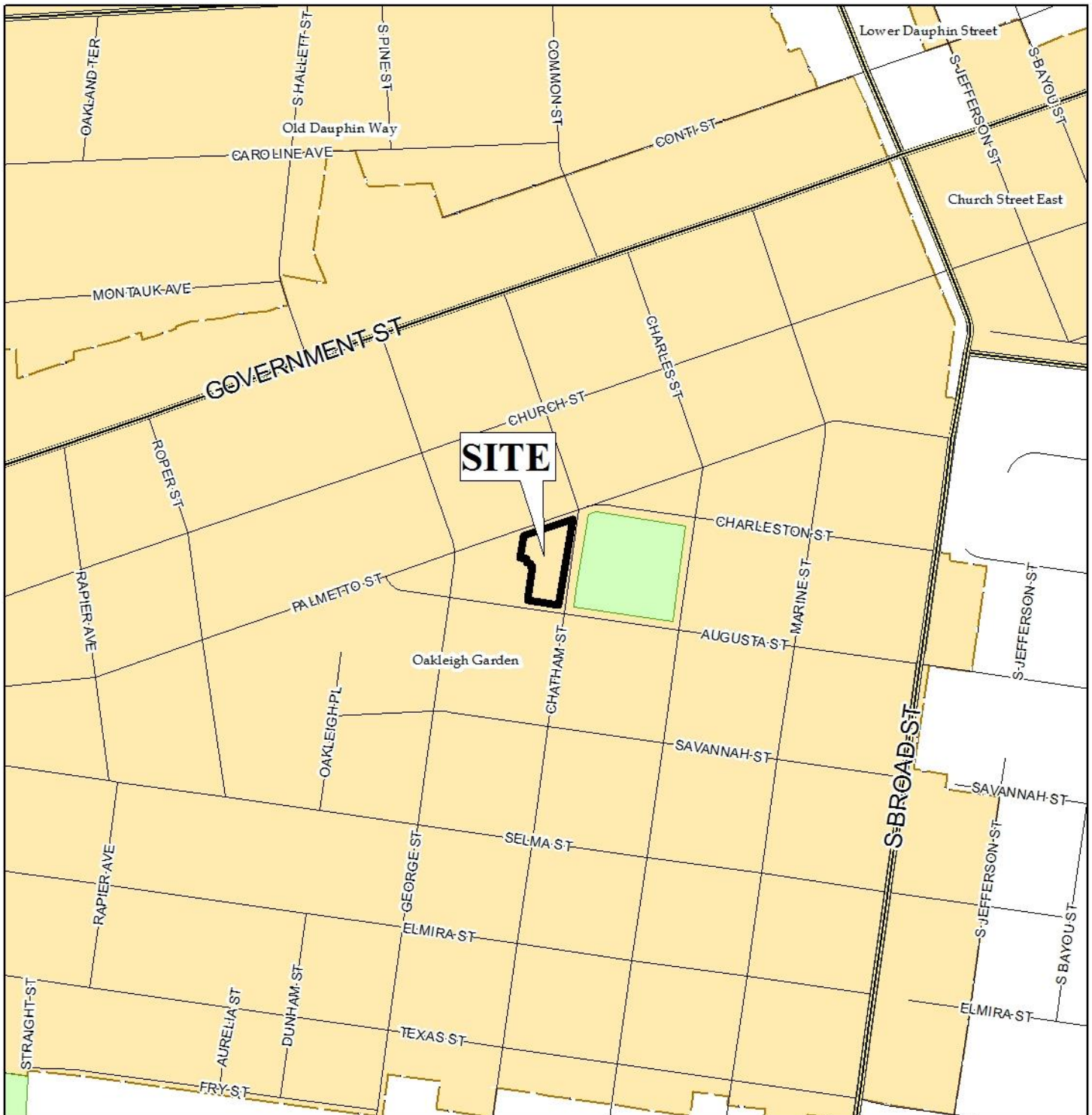
Finally, the 25-foot minimum building setback is also illustrated on the preliminary plat along all street frontages and should, therefore, be retained on the Final Plat, if approved.

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

- 1) revision of the plat to correctly identify the proposed lots as “Lot A” and “Lot B”;
- 2) dedication of the corner radii at the intersections of Palmetto Street and Chatham Street, and Chatham Street and Augusta Street per Section V.D.6. of the Subdivision Regulations;
- 3) placement of a note on the Final Plat stating each lot is limited to its existing curb cut, with any changes in its size, location, or design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) revision of the plat to correctly identify “Palmetto Street”;
- 5) retention of the lot sizes in square feet and acres on the Final Plat;
- 6) retention of the 25’ minimum building setback line along all street frontages;
- 7) compliance with Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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 and label the monument set or found at each subdivision corner. C) Provide the Surveyor’s, Owner’s (notarized), Planning Commission, and Traffic Engineering signatures. D) 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. E) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 29 - #77) LOTS 1 and 2 will have to share the historical credit of existing (1984) historical credit of impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount that each Lot will receive prior to the submittal of the Final Plat from review and signatures. F) 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. 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 new development or construction, unless a sidewalk waiver is approved. H) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 8) *compliance with Traffic Engineering comments: (Comments.);*
  - 9) *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).); and,*
  - 10) *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).).*

# LOCATOR MAP



APPLICATION NUMBER 9 DATE May 18, 2017

APPLICANT Cutts Place Subdivision

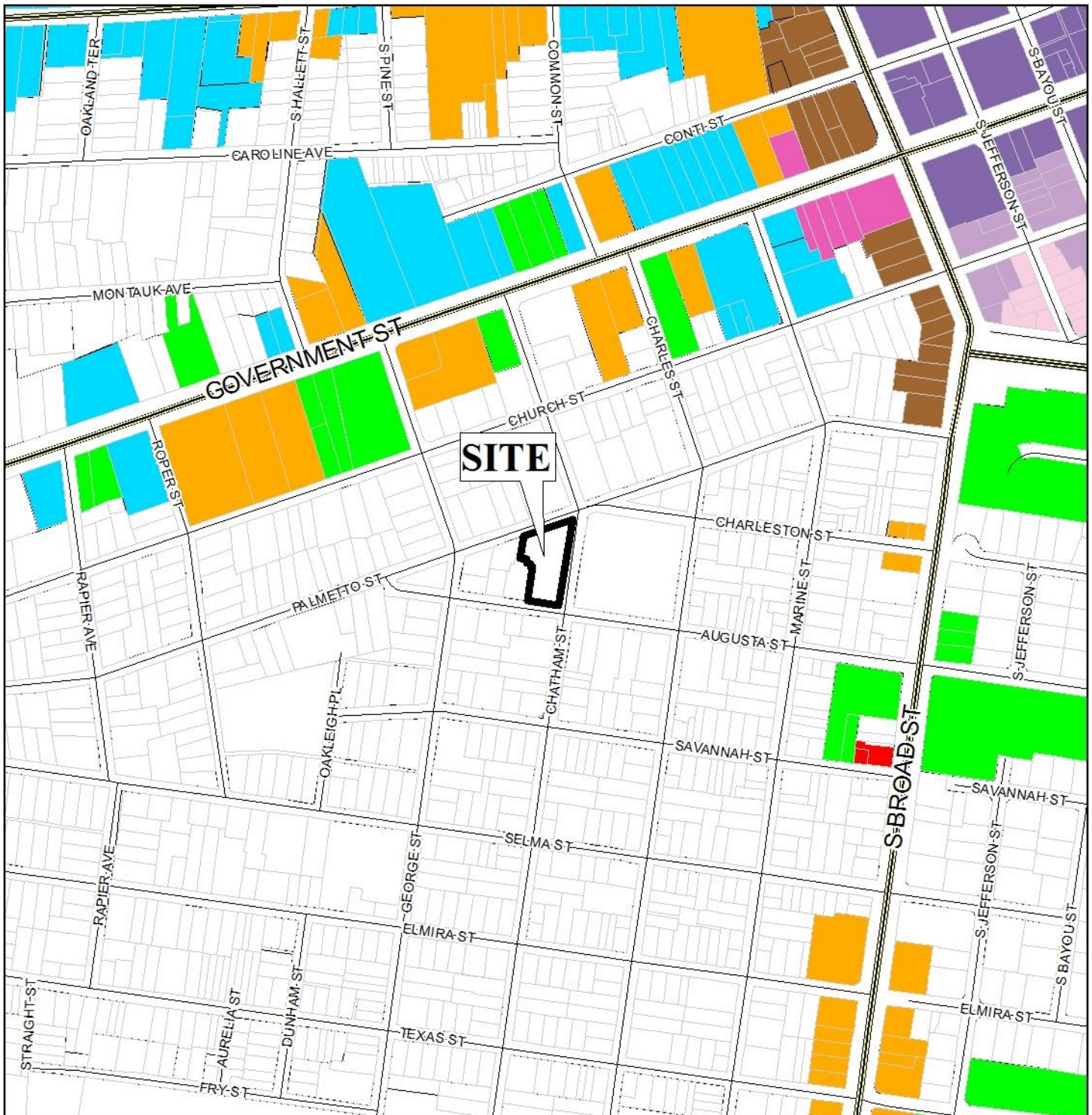
REQUEST Subdivision



NTS



# LOCATOR ZONING MAP



APPLICATION NUMBER 9 DATE May 18, 2017

APPLICANT Cutts Place Subdivision

REQUEST Subdivision



NTS

# CUTTS PLACE SUBDIVISION



APPLICATION NUMBER 9 DATE May 18, 2017

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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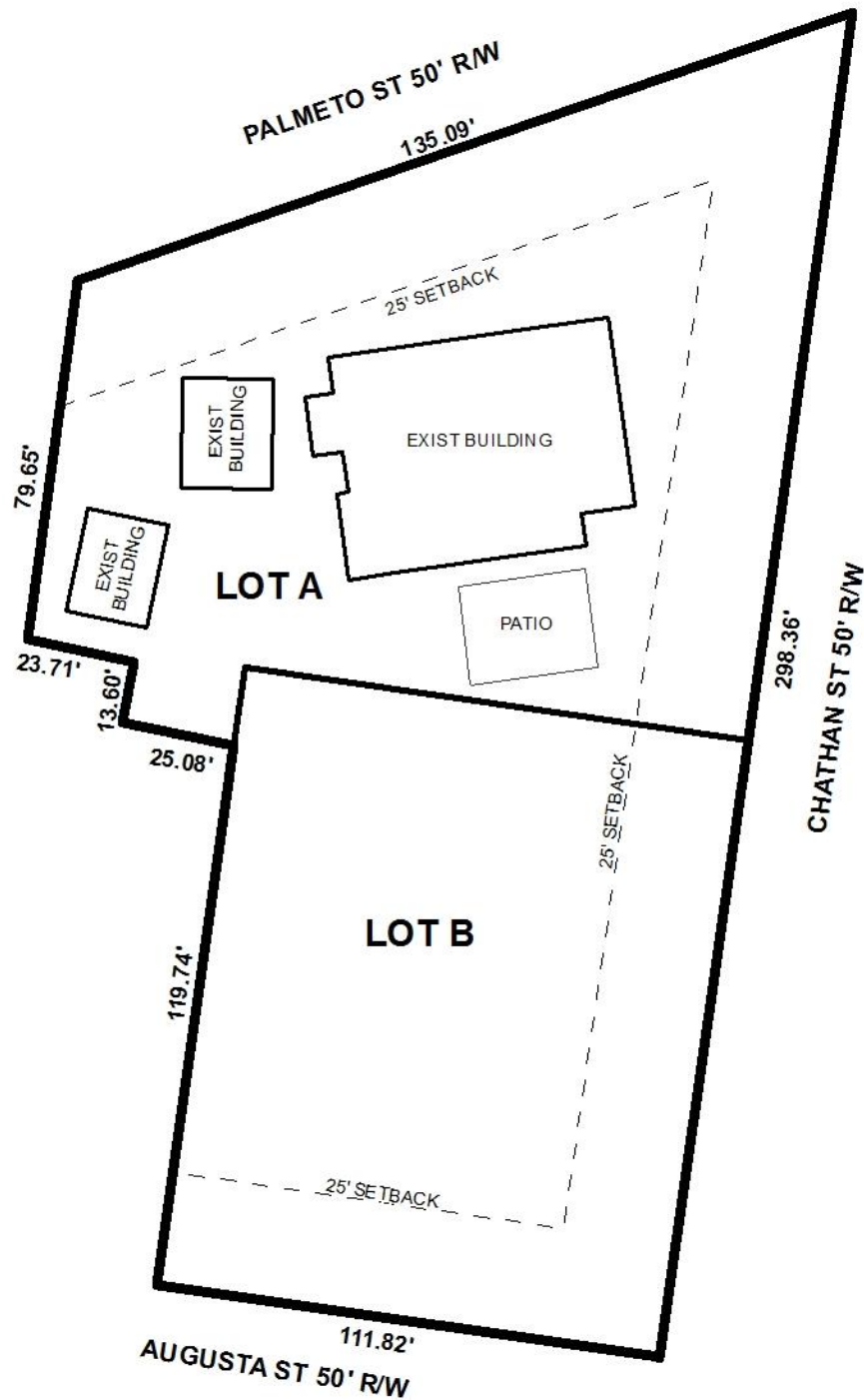
APPLICATION NUMBER 9 DATE May 18, 2017



NTS



# DETAIL SITE PLAN



APPLICATION NUMBER 9 DATE May 18, 2017  
APPLICANT Cutts Place Subdivision  
REQUEST Subdivision



