

SHARP PLACE SUBDIVISION

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 23 - #72) 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. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance permit application.
- 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: 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 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.

MAWWS Comments: No comments.

The plat illustrates the proposed 2-lot, 0.6± acre subdivision, which is located on the South side of the Cedars, 260'± West of Dilston Lane, in Council District 7. The applicant states the site is served by city water and sewer services.

The purpose of this application is to re-subdivide three existing legal lots of record into two legal lots of record. The site actually consists of two metes-and-bounds parcels with two residences each containing one-half of the common third interior lot. The applicant proposes to shift the common lot line within the common interior lot and create two legal lots.

The site fronts onto The Cedars with a current substandard 40' right-of-way; therefore, dedication would be required to provide 25' from the centerline of The Cedars. As a means of access management, each lot should be limited to one curb cut to The Cedars, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards.

Each lot meets the minimum area and width requirements of the Subdivision Regulations and the relocation of the common interior line would not create any Zoning Ordinance violations pertaining to side yard setbacks or site coverage. As on the preliminary plat, the Final Plat should also label each lot with its size in both square feet and acres, revised for any required frontage dedication, or a table should be furnished on the Final Plat providing the same information. The 25' minimum building setback line should also be illustrated on the Final Plat, revised to be measured from any required frontage dedication.

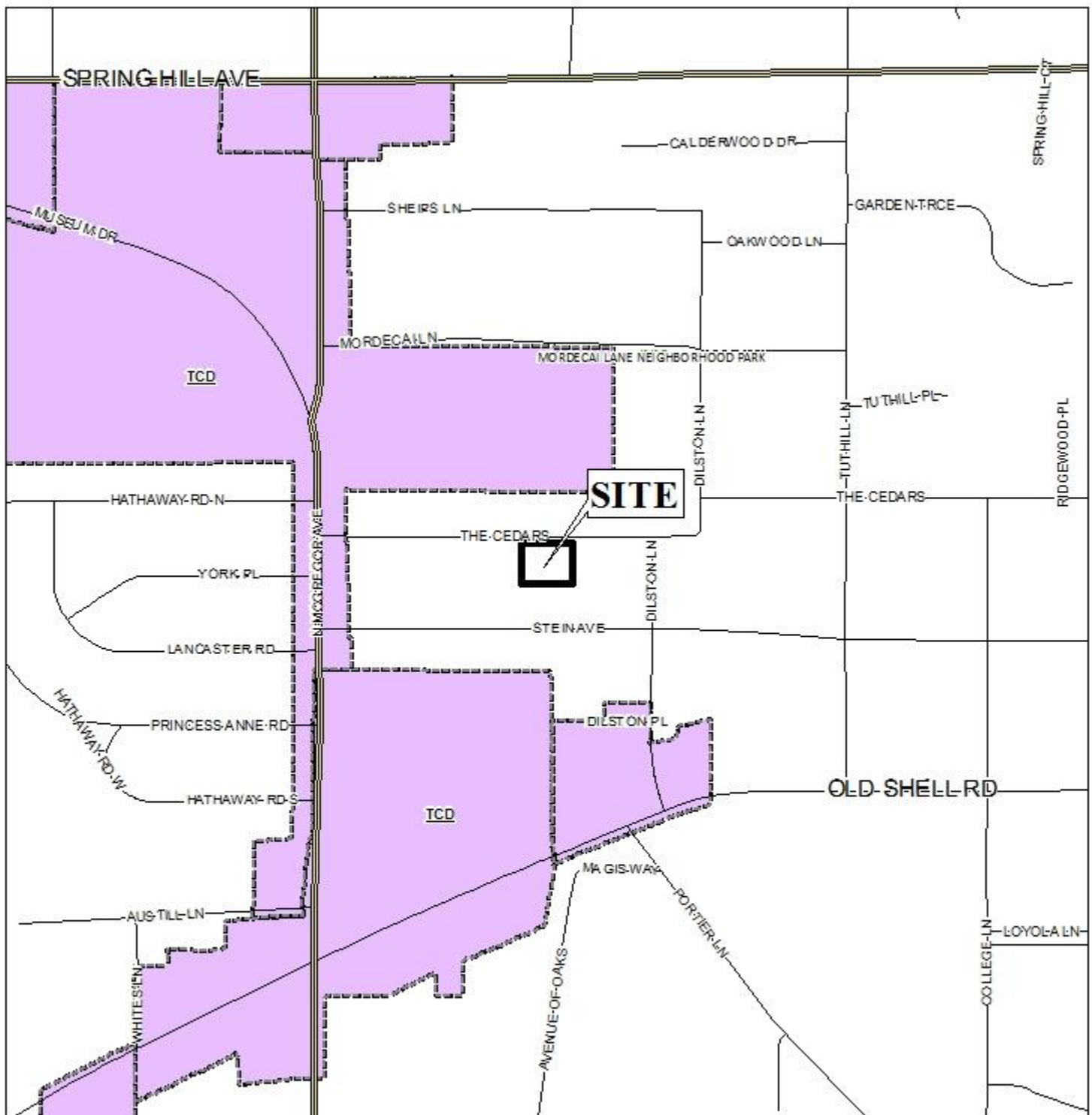
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) dedication to provide 25' from the centerline of The Cedars;
- 2) placement of a note on the Final Plat stating that each lot is limited to one curb cut to The Cedars, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) retention of the labeling of each lot with its size in acres and square feet, revised for any required frontage dedication, or the furnishing of a table on the Final Plat providing the same information;
- 4) retention of the 25' minimum building setback line on each lot, revised to be measured from any required frontage dedication;
- 5) subject to the 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

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- 6) subject to the 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.);
- 7) subject to the 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
- 8) 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.)

LOCATOR MAP



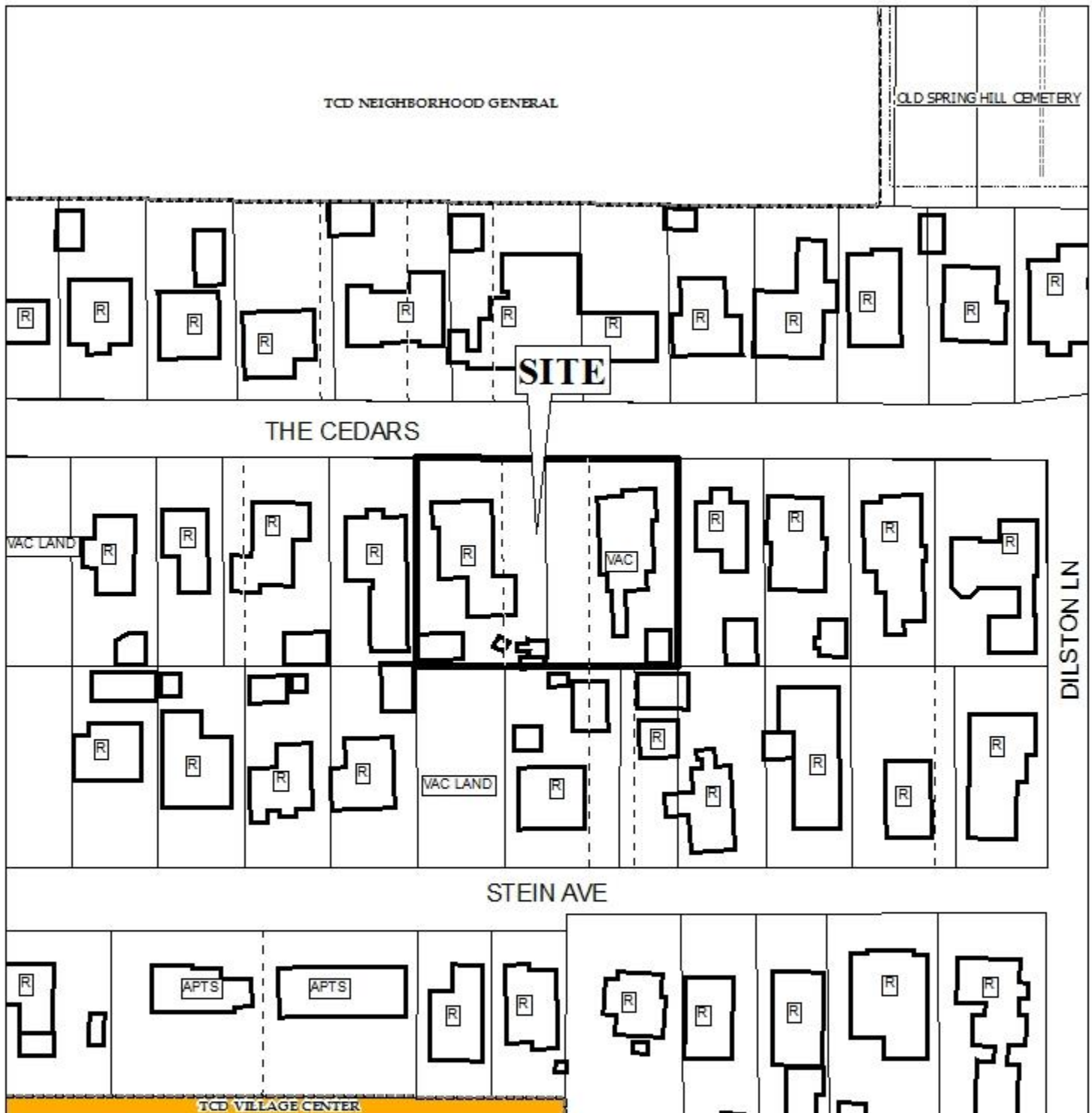
APPLICATION NUMBER 9 DATE March 5, 2015

APPLICANT Sharp Place Subdivision

REQUEST Subdivision



SHARP PLACE SUBDIVISION

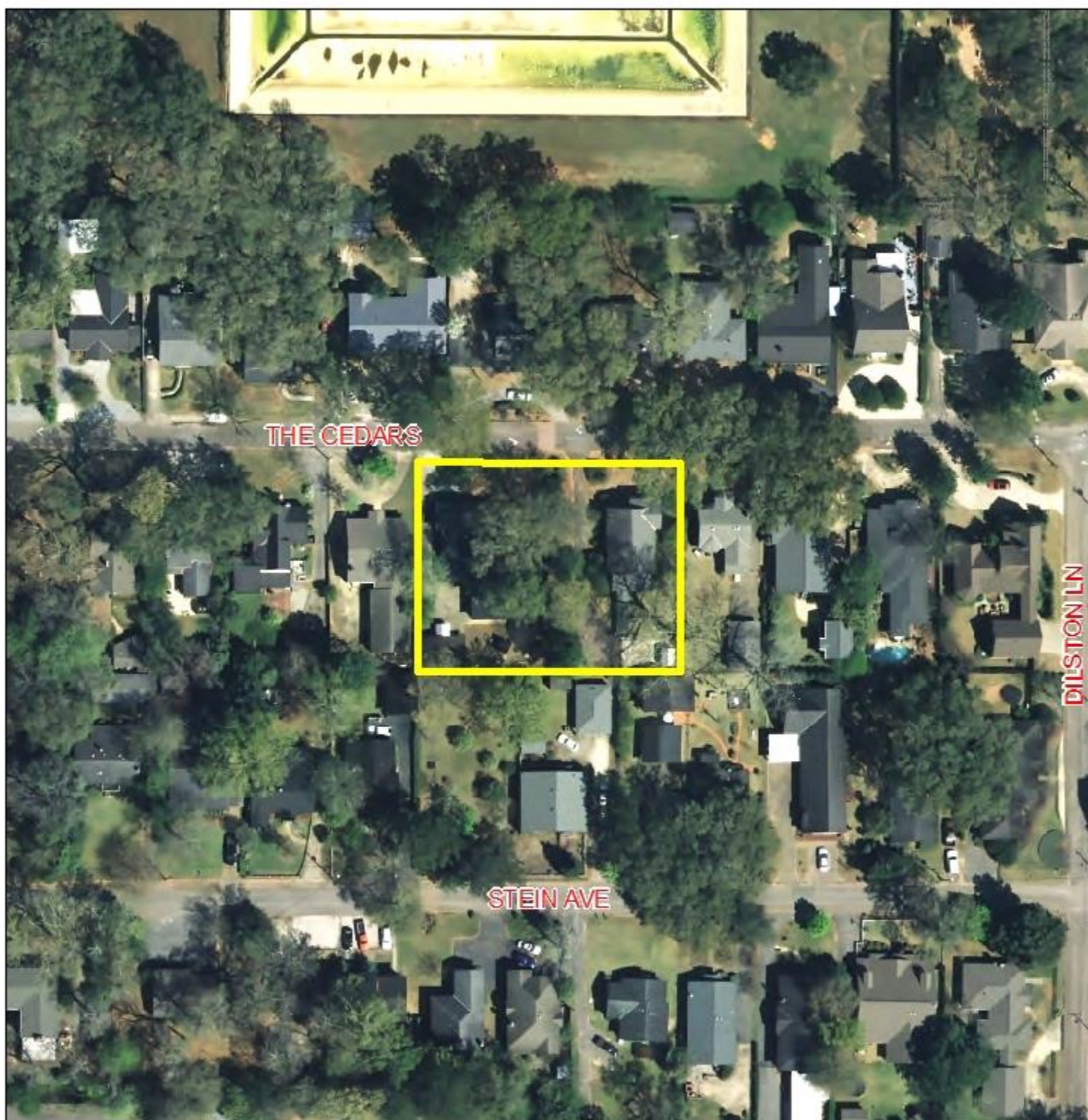


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



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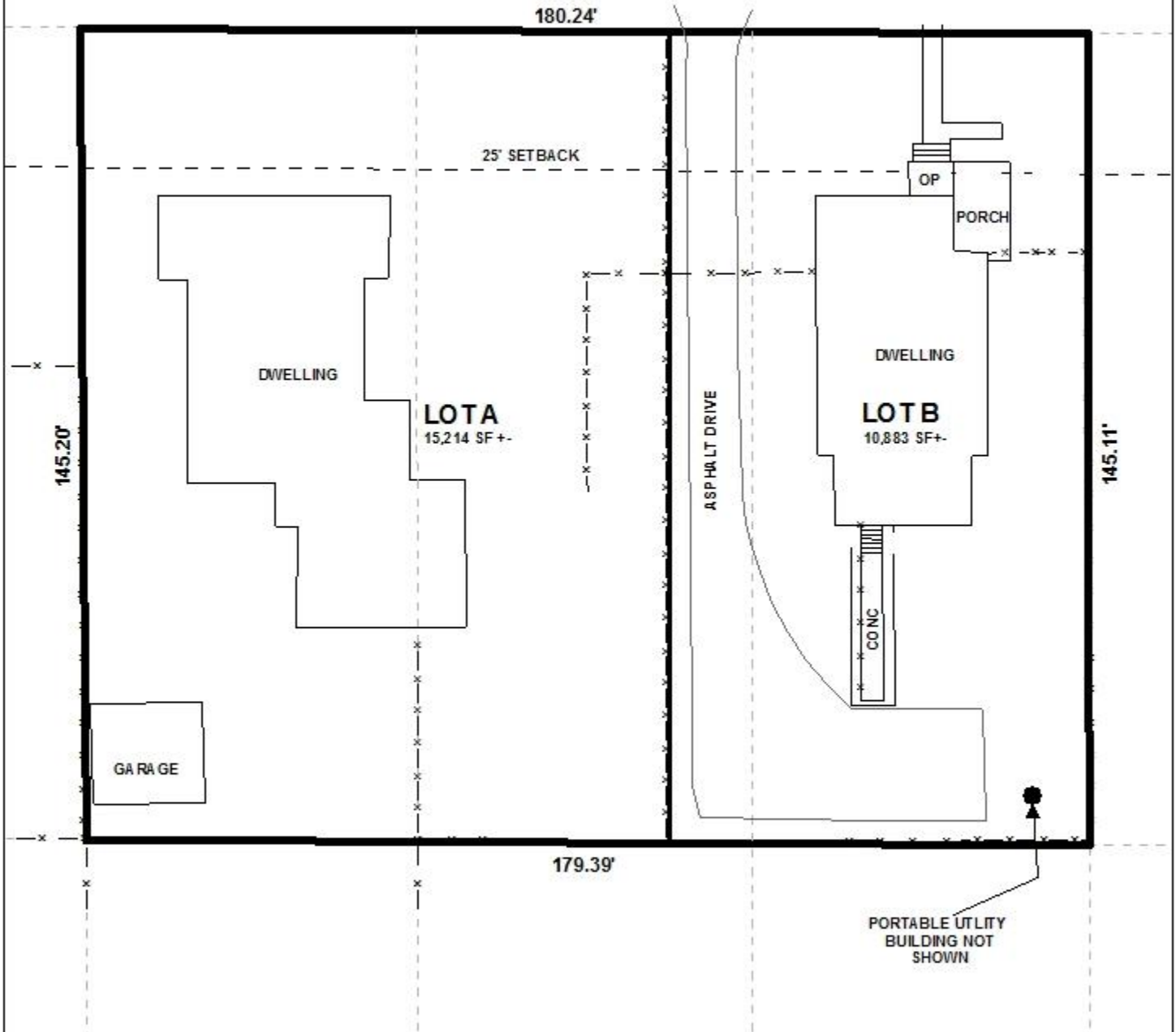


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DETAIL SITE PLAN

THE CEDARS 40' R/W



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