

THE CEDARS 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 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.
- D. Show and label the POB.
- E. If the ROW is proposed to be dedicated with the recording of this Plat label as “HEREBY DEDICATED”
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the Planning Commission, Traffic Engineer, and City Engineer.
- 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.

Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Fire-Rescue 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: MAWSS has water and sewer services available, but a Capacity Assurance application for sewer service has not been applied for. MAWSS cannot guarantee sewer service until the Capacity application is approved by Volkert Engineering Inc.

The plat illustrates the proposed 3-lot, 0.6± acre subdivision which is located at the Southeast corner of The Cedars and Tuthill Lane within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer. The purpose of this application is to create three legal lots of record from one legal lot of record.

The site is located at the corner of Tuthill Lane and The Cedars, both minor streets with curb and gutter. The plat as illustrated, has sufficient dedication providing 50' from the centerline of both Tuthill Lane and The Cedars. The plat also depicts dedication of a corner radius at this intersection in compliance with Section V.D.6. of the Subdivision Regulations.

The minimum building setback lines are illustrated on the plat. The plat depicts Lot 1 as having a 25-foot minimum building setback along both Tuthill Lane and The Cedars. Lots 2 and 3 depict a 25-foot minimum building setback along The Cedars only. The 25-foot minimum building setback for each lot should be retained on the Final Plat, if approved.

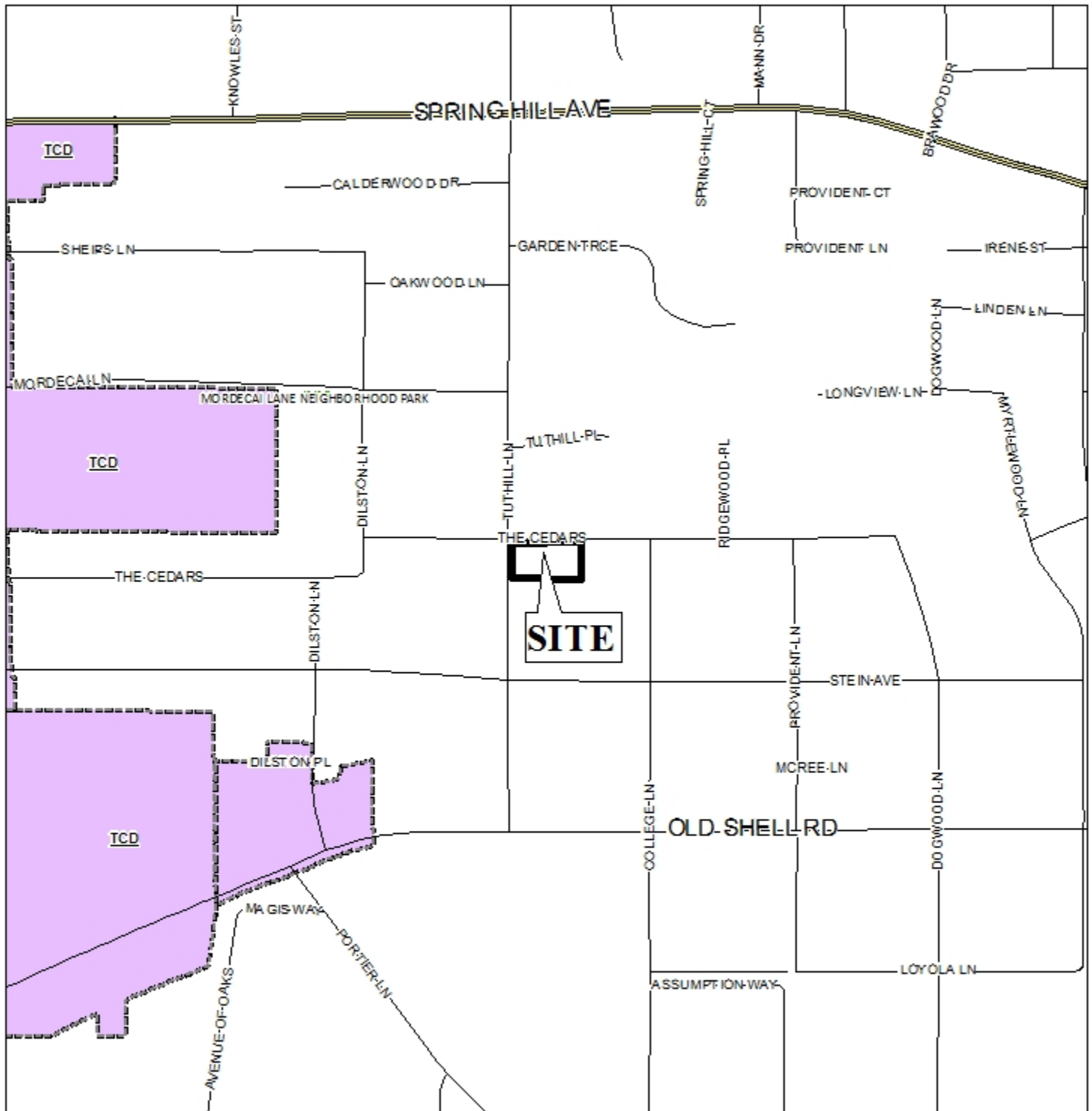
As a means of access management, a note should be required on the Final Plat, if approved, stating that Lots 1, 2, and 3 are limited to the one curb cut each, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards.

The proposed lot sizes are provided in square feet and acres, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

Based upon the preceding, this application is recommended for Approval, subject to the following conditions:

- 1) Dedication sufficient to provide 50' from the centerline of both Tuthill Lane and The Cedars, as shown on the preliminary plat;
- 2) Dedication of the corner radius at the intersection of Tuthill Lane and The Cedars in compliance with Section V.D.6. of the Subdivision Regulations, as shown on the preliminary plat;
- 3) Retention of the 25' minimum building setback along both Tuthill Lane and The Cedars for Lot 1;
- 4) Retention of the 25' minimum building setback along The Cedars for Lots 2 and 3;
- 5) Placement of a note on the Final Plat, stating that Lots 1, 2, and 3 are limited to one curb cut each, with the size, location and design to be approved by Mobile County Engineering and conform to AASHTO standards;
- 6) Retention of the lot size for each lot in square feet and acres on the Final Plat, if approved; and
- 7) 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 9 DATE May 7, 2015

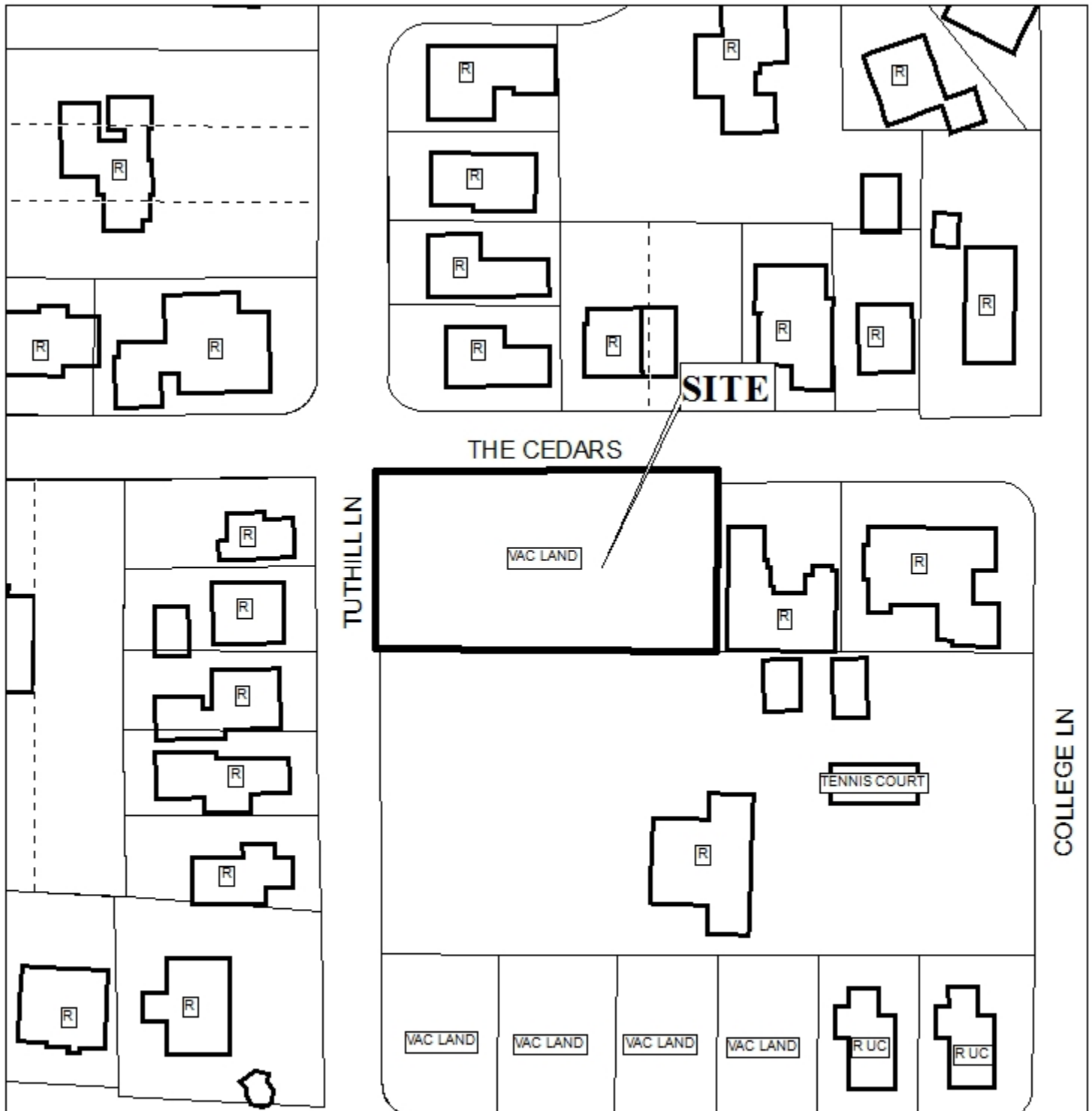
APPLICANT The Cedars Subdivision

REQUEST Subdivision



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THE CEDARS SUBDIVISION

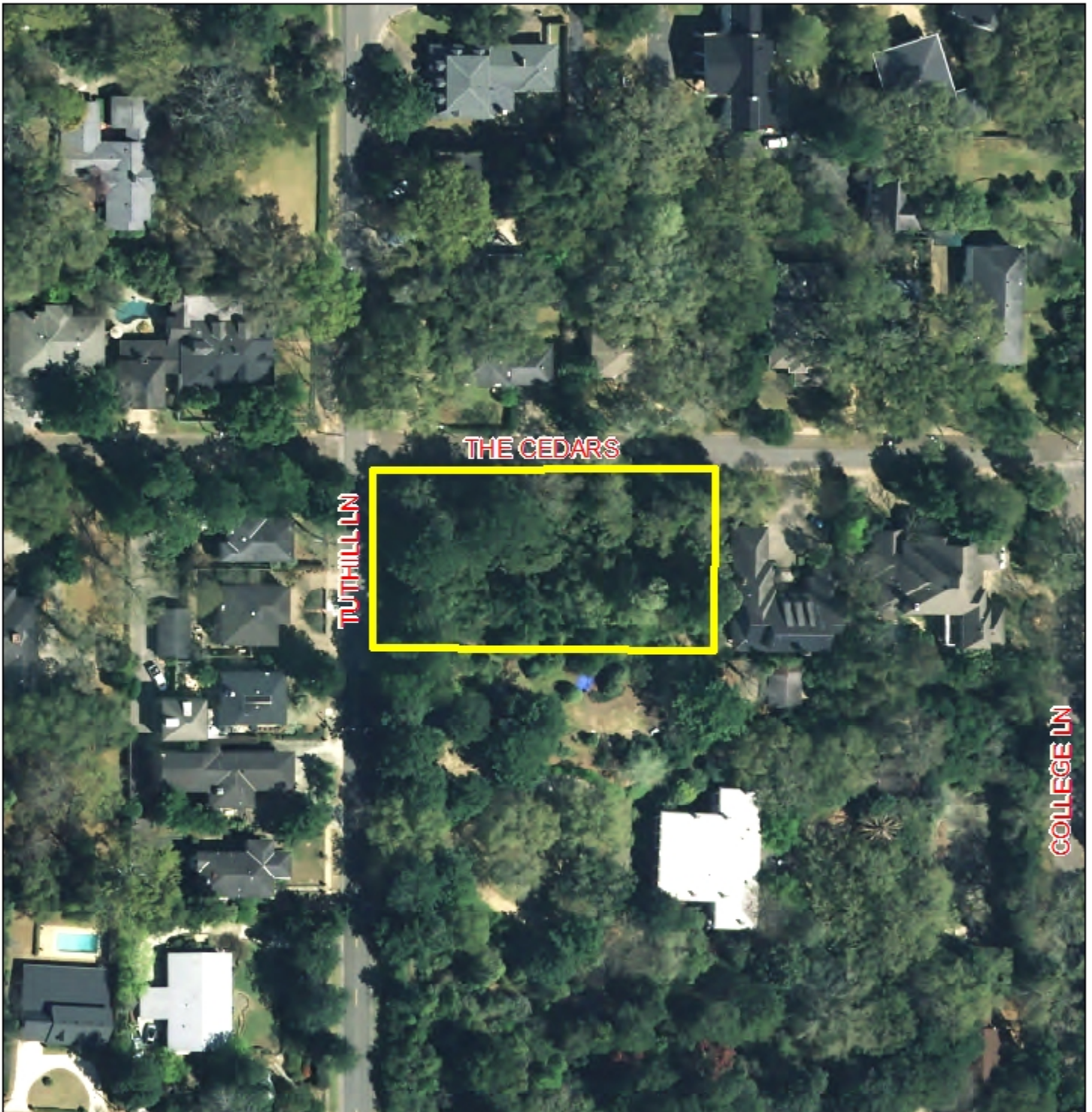


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|-----|-----|------|-----|-----|------|-------|------|
| R-A | R-3 | T-B | B-2 | B-5 | MUN | SD-WH | T5.1 |
| R-1 | R-B | B-1 | B-3 | I-1 | OPEN | T3 | T5.2 |
| R-2 | H-B | LB-2 | B-4 | I-2 | SD | T4 | T6 |



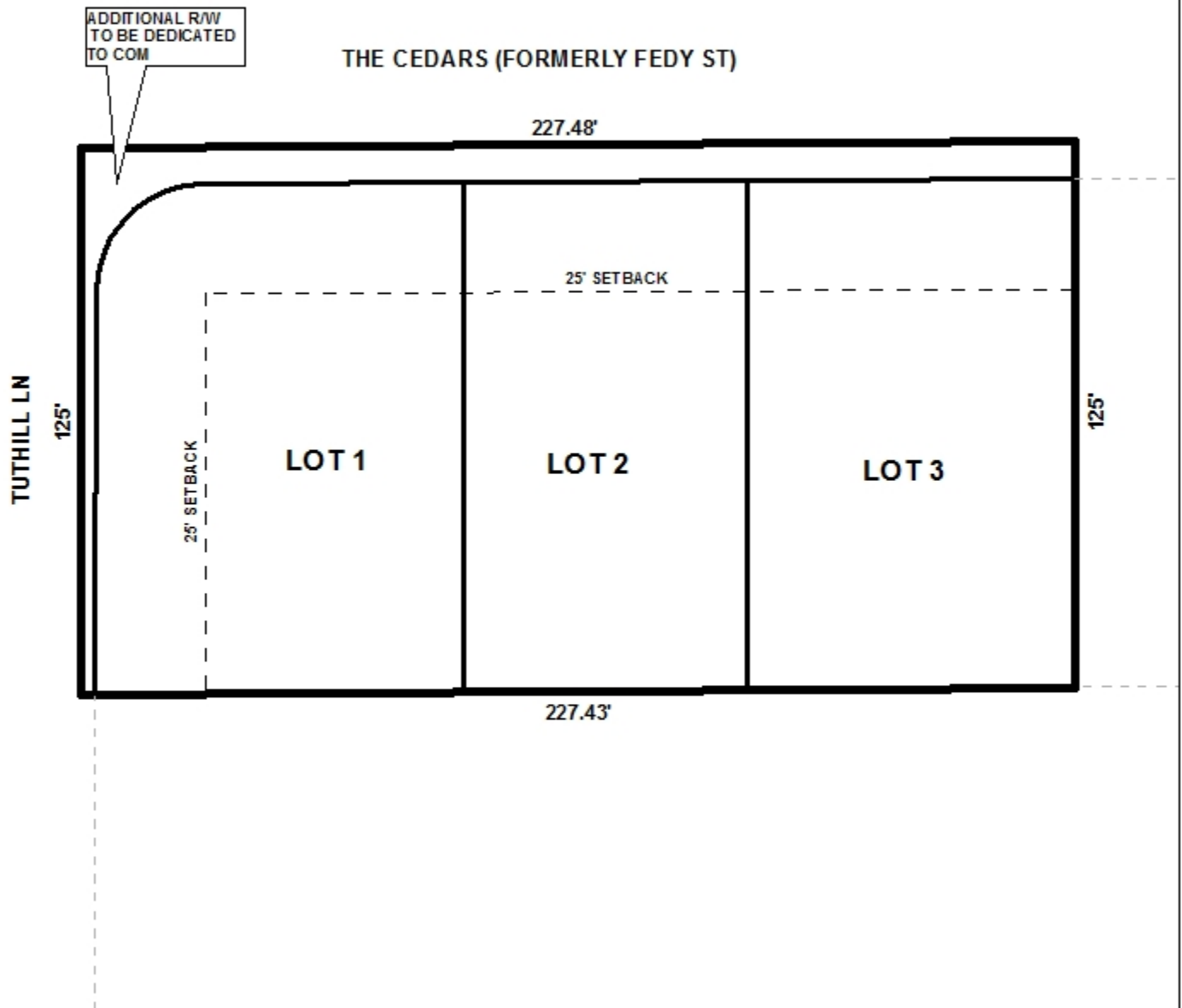
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APPLICATION NUMBER 9 DATE May 7, 2015



DETAIL SITE PLAN



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REQUEST Subdivision



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