

TULSA PARK ESTATES SUBDIVISION, **RESUBDIVISION OF LOT 4**

Engineering Comments: The following comments should be addressed prior to 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).
- 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 the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - # 75) each lot will receive NO historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition.
- D. Add a note to the SUBDIVISION PLAT stating that each residential lot will be allowed to add the following impervious area to the lot before storm water detention is required to be provided: LOT A – 2,000 sf, LOT B – 2,000 sf.
- E. Add a note to the Plat stating that the approval of all applicable federal, estate, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer.
- H. Provide the Surveyor's Certificate and Signature.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.

Traffic Engineering Comments: Each lot is limited to one curb cut each, 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.

The plat illustrates the proposed 0.7 ± acre, 2 lot subdivision which is located on the West side of Oklahoma Drive, 285 ± North of Old Shell Road, and is in Council District 7. The applicant states that the subdivision is served by public water and sanitary sewer.

The purpose of this application is to resubdivide one legal lot of record into two legal lots of record. The property is undeveloped.

The proposed Lot B meets the minimum size and frontage requirements as regulated by Section V.D.2. of the Subdivision Regulations.

The proposed Lot A is a flag lot, and, while meeting the minimum frontage width of 25 feet for a flag lot, the applicant did not provide any information or justification for the need of a flag lot. Flag lots are generally discouraged by Section V.D.1. of the Subdivision Regulations. However, they are permitted only in those locations where varied and irregularly-shaped lot designs are common and the informality of design is consistent with other lots in the vicinity. There have been other flag lots allowed by the Planning Commission particularly along Oklahoma Drive and this particular subdivision would be similar to others in the vicinity; therefore, a waiver of Section V.D.1. of the Subdivision Regulations may be in order.

As Lot A is a flag lot, it should be noted that no future subdivision should be allowed until adequate frontage on a street is provided, if approved.

The 25-foot minimum building setback line and the lot area sizes, in square feet, are depicted on the plat, and should be retained on the final plat, if approved.

The proposed lots have frontage along Oklahoma Drive, a minor street not provided with curb and gutter, which requires a right-of-way width of 60 feet. The preliminary plat does not depict a right-of-way width. Revisions should be made to note the right-of-way width of Oklahoma Drive. The dedication of sufficient right-of-way along Oklahoma Drive to provide 30' from centerline may be required.

As a means of access management, each lot should be limited to a single curb cut, to Oklahoma Drive with the size, location and design of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

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

The application is recommended for Tentative Approval with a waiver of Section V.D.1 of the Subdivision Regulations, subject to the following conditions:

- 1) retention of 25' minimum building setback line on Final Plat;
- 2) retention of the labeling of the lot sizes in square feet and acres on the Final Plat, or a table furnished on the Final Plat providing the same information;
- 3) placement of a note on the Final Plat stating each lot is limited to one curb-cut onto Oklahoma Drive, with the size, design, and location be approved by Traffic Engineering and conform to AASHTO standards;

- 4) revise plat to depict the labeling of the right-of-way width of Oklahoma Drive;
- 5) possible revision to Final Plat to depict the dedication of sufficient right-of-way along Oklahoma Drive to provide 30' from centerline;
- 6) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species;
- 7) placement of a note on the Final Plat stating that there shall be no future subdivision of Lot A;
- 8) compliance with Engineering comments: *"The following comments should be addressed prior to 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). 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 the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. Storm water detention may be required. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 18 - # 75) each lot will receive NO historical credit of impervious area towards stormwater detention requirement per the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17, Ordinance #65-007 & #65-045), latest edition. D. Add a note to the SUBDIVISION PLAT stating that each residential lot will be allowed to add the following impervious area to the lot before storm water detention is required to be provided: LOT A – 2,000 sf, LOT B – 2,000 sf. E. Add a note to the Plat stating that the approval of all applicable federal, estate, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. F. Provide and label the monument set or found at each subdivision corner. G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, City Engineer, and County Engineer. H. Provide the Surveyor's Certificate and Signature. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Add a note that sidewalk is required to be constructed along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved."*;
- 9) compliance with Traffic Engineering comments: *"Each lot is limited to one curb cut each, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards."*;
- 10) 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
- 11) compliance with Fire 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



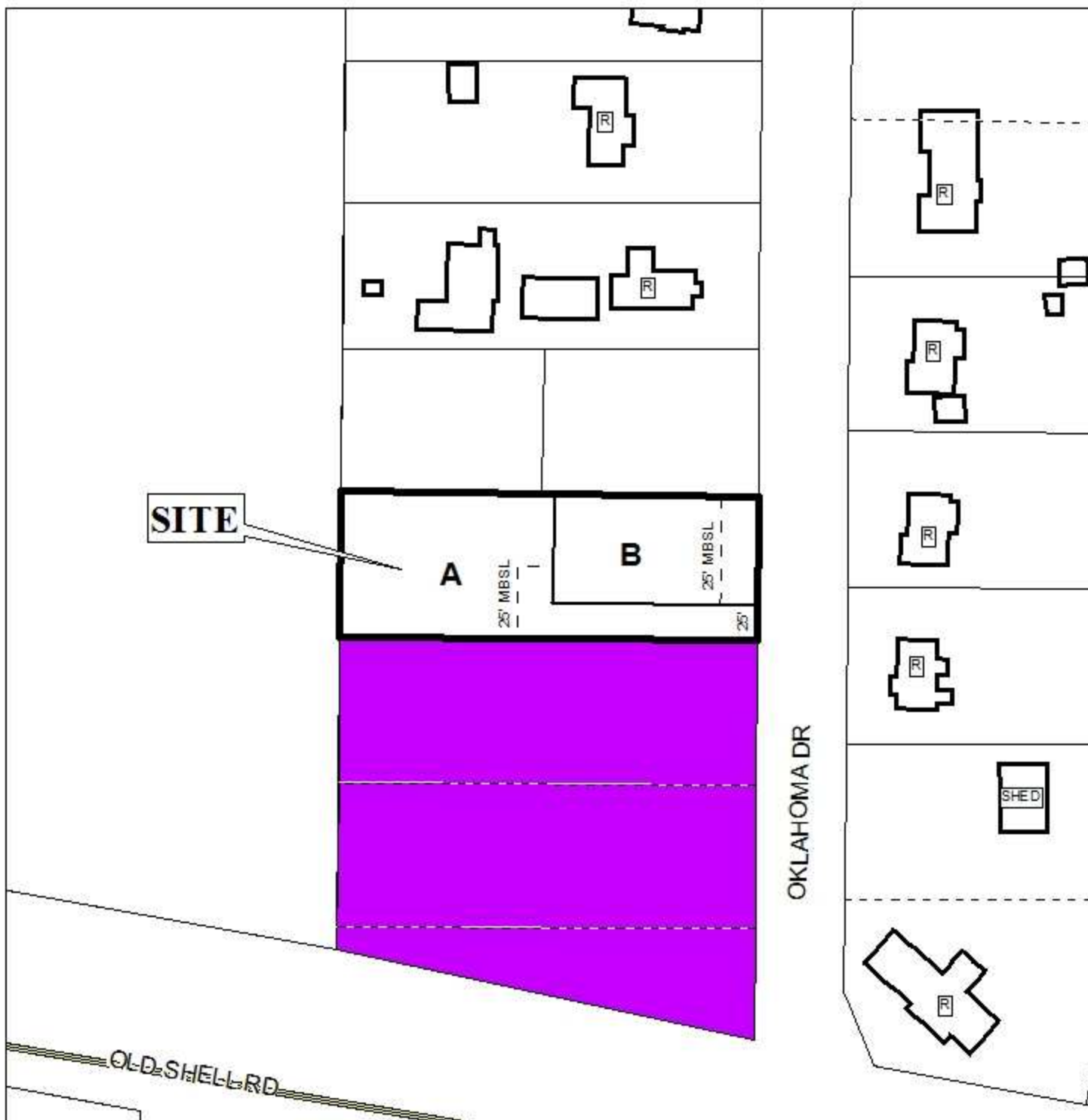
APPLICATION NUMBER 10 DATE February 20, 2014

APPLICANT Tulsa Park Estates, Resubdivision of Lot 4

REQUEST Subdivision



TULSA PARK ESTATES, RESUBDIVISION OF LOT 4



APPLICATION NUMBER 10 DATE February 20, 2014

LEGEND

R-1

R-2

R-3

R-1

 R-1

H-

T-

  B

LI

2 8




4

-5

-1

1-2



NTS

TULSA PARK ESTATES, RESUBDIVISION OF LOT 4



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