

NAMANWOOD SUBDIVISION

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. 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.
- B. 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.
- C. Show and label all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each LOT that contains an AE, V, or X (shaded) flood zone designation.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 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 development, unless a sidewalk waiver is approved.
- H. 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 3-lot, 5.6± acre subdivision, which is located on the South side of Scenic Drive, 330'± West of Alba Club Road, extending to the East side of Dog River, in Council District 3. The applicant states the site is served by city water and sewer services.

The purpose of this application is to re-subdivide two existing legal lots of record into three legal lots of record. The two existing lots were created via the Resubdivision of Part of Lot 32, Riverview Subdivision, approved by the Commission in 1997.

The site fronts onto Scenic Drive, a minor street with a current compliant 60' right-of-way; therefore, no dedication would be required. As a means of access management, each lot should be limited to one curb cut to Scenic Drive, 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. As proposed, Lots 2 and 3 would have an irregularly-shaped common interior property line resulting in those two lots being irregularly shaped. Section V.D.1. of the Subdivision Regulations does not generally allow for such shapes unless certain conditions exist in the area which would justify such shapes. One such allowance is the existence of natural barriers which may cause an undue hardship on the land owner. A review of topographic and hydrographic data indicates that a large finger of NWI wetlands extends from Dog River on the West side of the site into the approximate center of the site. The meandering proposed interior line between Lots 2 and 3 closely follows the South border of the wetlands area to a point where the line approximately parallels an existing driveway on proposed Lot 3. The applicant's design professional has indicated that the purpose of the Subdivision is to separate the developed portion of the site from the wetlands and flood zone area. Therefore, a waiver of Section V.D.1. would be in order. Lots 2 and 3 would also require a waiver of Section V.D.3. for the width-to-depth ratio of those lots, but existing lots along Dog River are typically much deeper than they are wide; therefore, a waiver of Section V.D.3. would also be in order. Proposed Lot 1 would not require any waivers.

As on the preliminary plat, the Final Plat should also label each lot with its size in both square feet and acres, or a table should be furnished on the Final Plat providing the same information. And as on the preliminary plat, the 25' minimum building setback line should also be illustrated on the Final Plat.

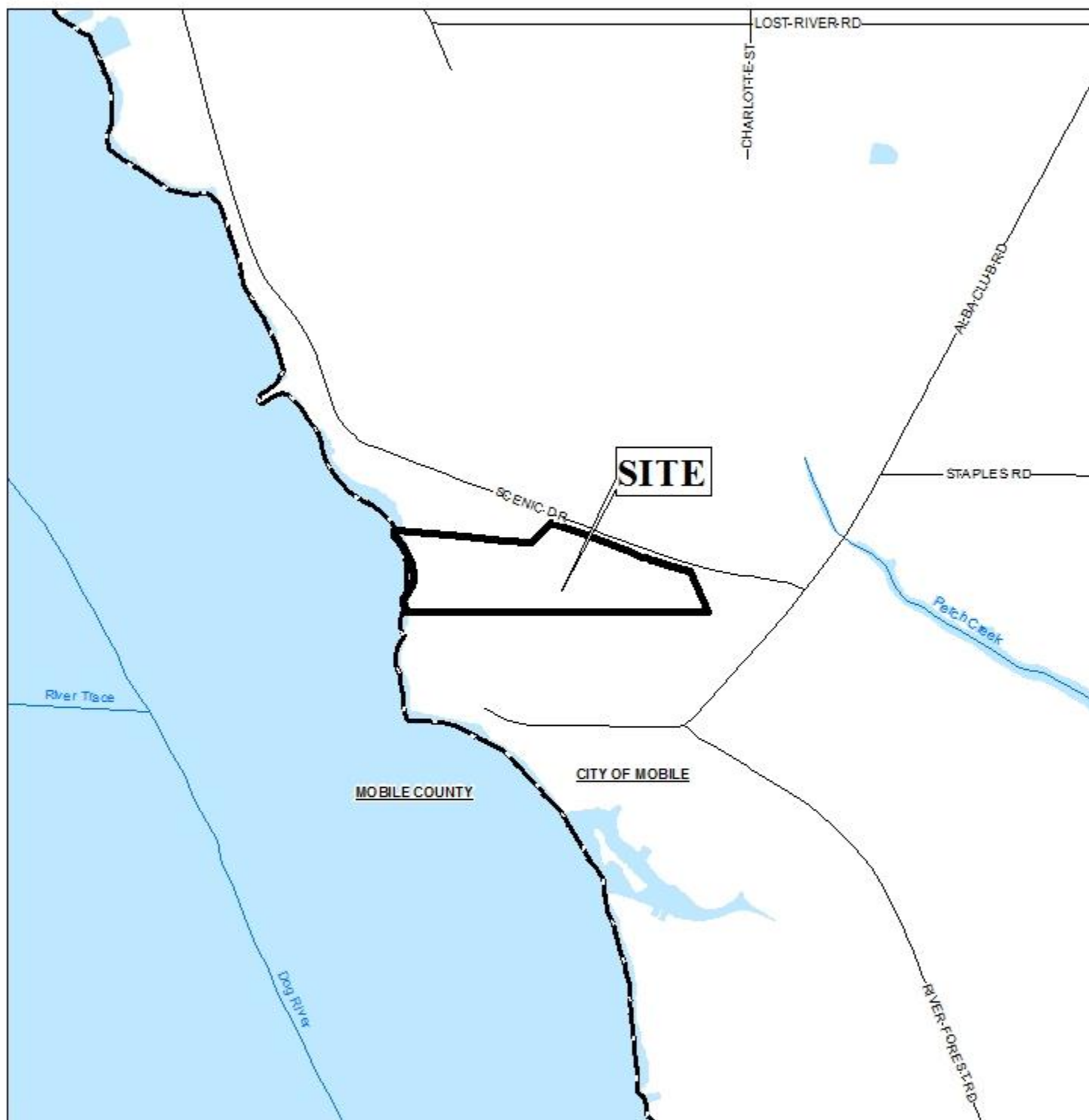
With waivers of Sections V.D.1. and V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for tentative approval, subject to the following conditions:

- 1) placement of a note on the Final Plat stating that each lot is limited to one curb cut to Scenic Drive, with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retention of the labeling of each lot with its size in acres and square feet, or the furnishing of a table on the Final Plat providing the same information;
- 3) retention of the 25' minimum building setback line on each lot;
- 4) 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. 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. B. 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. C. Show and label all flood zones. D. Show and label the*

MFFE (Minimum Finished Floor Elevation) on each LOT that contains an AE, V, or X (shaded) flood zone designation. E. Provide and label the monument set or found at each subdivision corner. F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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 development, unless a sidewalk waiver is approved. H. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 5) *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.);*
- 6) *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*
- 7) *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



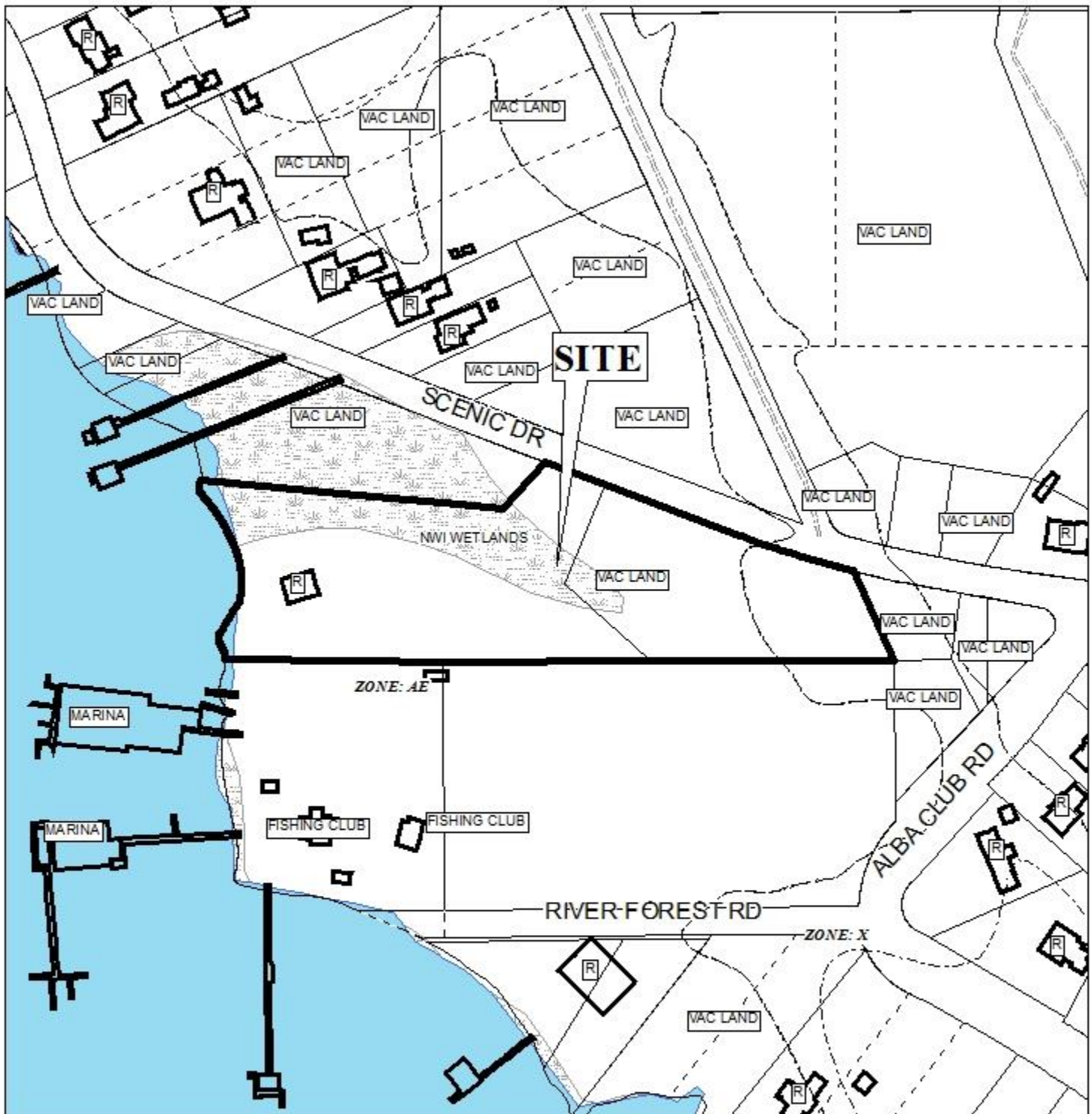
APPLICATION NUMBER 11 DATE March 5, 2015

APPLICANT Namanwood Subdivision

REQUEST Subdivision



NAMANWOOD SUBDIVISION



APPLICATION NUMBER 11 DATE March 5, 2015

| | | | | | | | |
|-----|-----|------|-----|-----|------|-------|------|
| 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 |



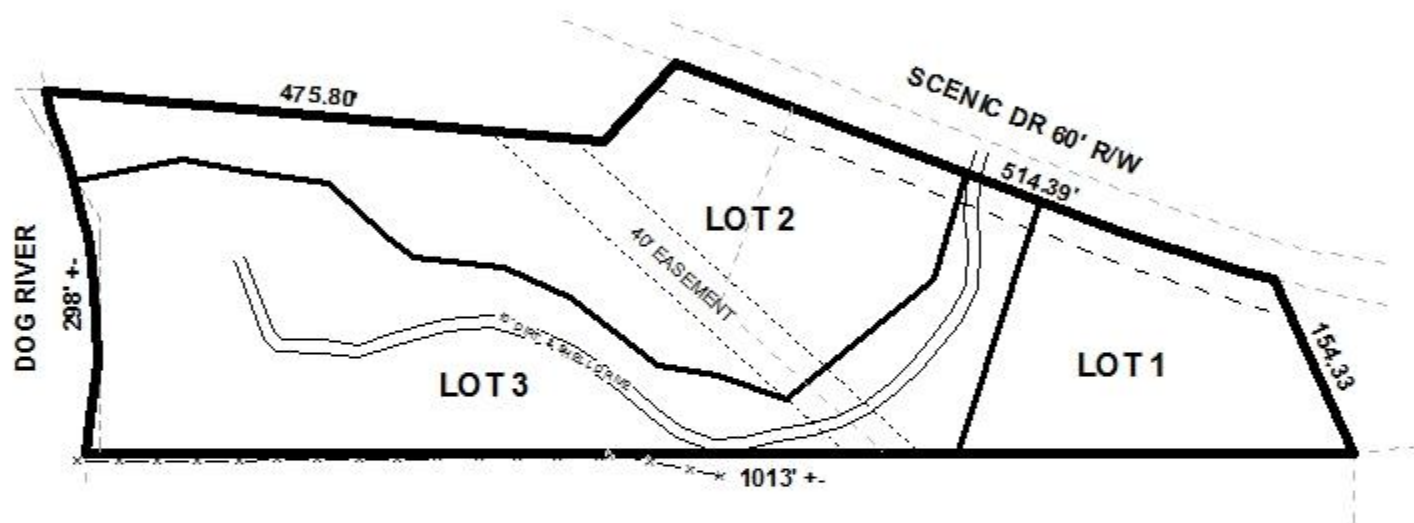
NAMANWOOD SUBDIVISION



APPLICATION NUMBER 11 DATE March 5, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE March 5, 2015

APPLICANT Namanwood Subdivision

REQUEST Subdivision

