

PARKWAY PLACE SUBDIVISION

FIRST ADDITION

Engineering Comments: FINAL PLAT 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. Show and label the existing lots.
- C. Add legible street names to the vicinity map.
- D. Provide legible items in the legend.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- 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, and City 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 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.
- K. 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.
- L. 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.
- M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures.
- N. After FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.

Traffic Engineering Comments: Dauphin Island Parkway is an ALDOT maintained roadway. Lot A is denied access to Dauphin Island Parkway. Driveway number, 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 Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code).

Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

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

The plat illustrates the proposed 16.7 ± acre, 2 lot subdivision which is located on the South side of Dauphin Island Parkway, extending to the East and West sides of Osprey Lane, extending to the South terminus of Egret Crossing, and is in Council District 3. The applicant states that the site is served by public water and sanitary sewer facilities.

The purpose of this application is to create 2 legal lots of record from 19 existing legal lots of record and a common area.

This site was most recently approved by the Planning Commission at its December 4, 2008 meeting as a 20 lot subdivision. Prior to that approval, there were several other subdivision approvals by the Planning Commission including a 20 lot subdivision in January 2008 with a slightly different layout, a 20 lot subdivision in July 2006 that expired, and a 3 lot subdivision approval in March 2002.

The site fronts Dauphin Island Parkway, a major street with sufficient right-of-way, thus no dedication will be required. The site also fronts Egret Crossing and Osprey Lane, both minor streets depicted as having a 50' right-of-way width, and two cul-de-sacs.

Primary access to the site will be via a proposed public street that intersects Dauphin Island Parkway. Since Dauphin Island Parkway is a major street and an ALDOT facility, there are access concerns. It should be noted that any changes to the existing roadway intersection with Dauphin Island Parkway must be approved by Traffic Engineering and ALDOT, and conform to AASHTO standards.

Lot A should be limited to two curb-cuts, while Lot B should be limited to three curb-cuts with the size, design and location to be approved by Traffic Engineering and in conformance with AASHTO standards. The proposed Lot A has frontage on the existing minor streets and Dauphin Island Parkway. Given Lot A's limited frontage on Dauphin Island Parkway, it should be denied direct access to Dauphin Island Parkway.

The 25' minimum building setback lines are depicted along Lot B. However, 25' minimum building setback line is not depicted in all of the required areas for the proposed Lot A. Section V.D.2. of the Subdivision Regulations requires that all lots be a minimum 60' wide at the minimum building setback line. Therefore, the applicant should revise the plat accordingly to depict the minimum building setback line where the lot reaches 60 in width, from all street frontages.

The lot sizes in both square feet and acres are depicted on the preliminary plat and should be retained on the Final Plat, if approved.

The proposed lots are unusually shaped, include flag-lot characteristics, and appear to exceed the recommended width to depth ratio of the Subdivision Regulations; however due to the close proximity to Dog River and the potential presence of wetlands in the area, a waiver of Sections V.D.1. and V.D.3. of the Subdivision Regulations may be appropriate.

As illustrated on the plat, drainage and sewer easements exist on the site. If approved, a note should be placed on the final plat stating that no structures are allowed within these easements.

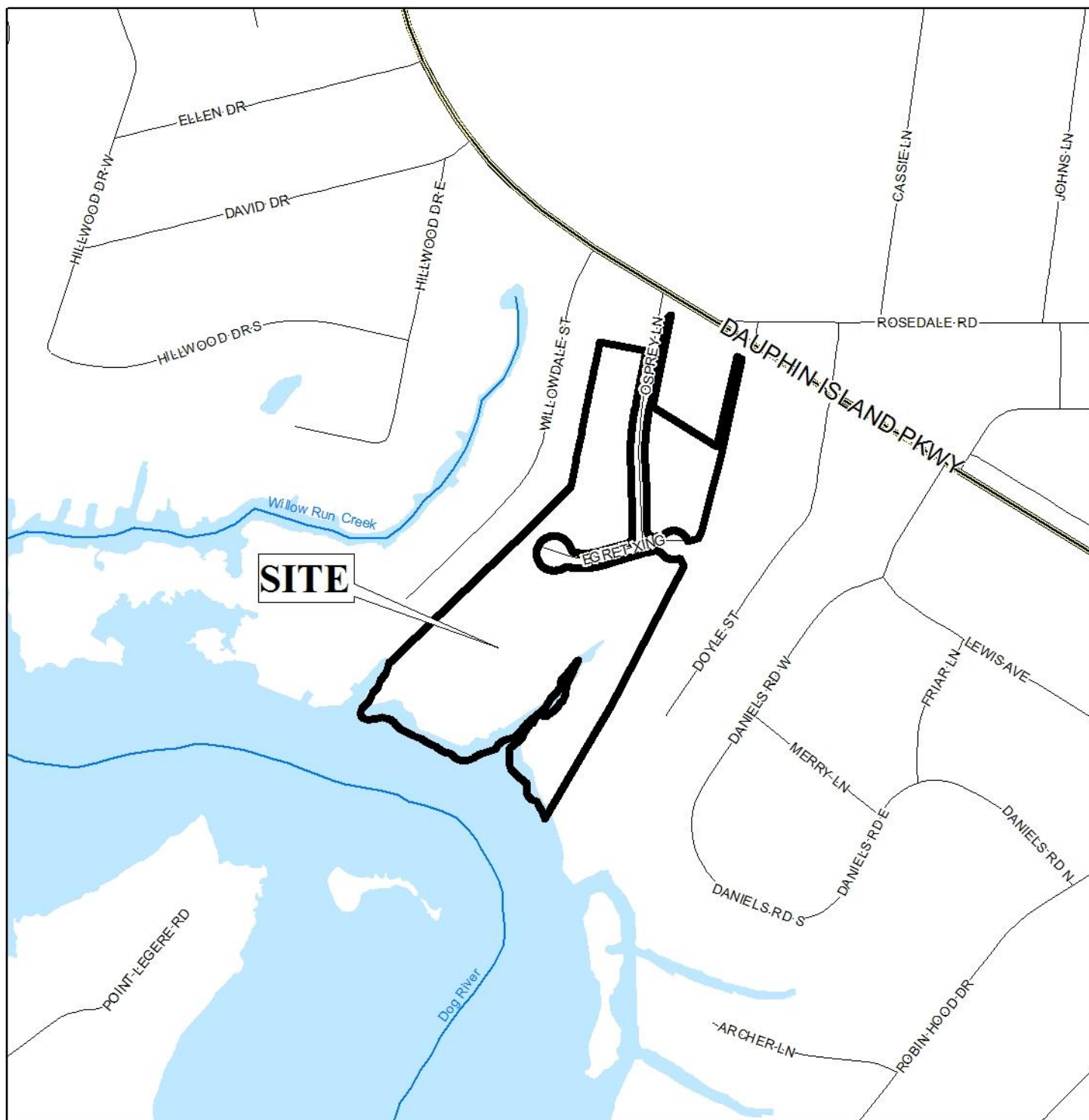
With waivers of Section V.D.1. and V.D.3. of the Subdivision Regulations, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the right-of-way width of Dauphin Island Parkway;
- 2) Retention of the right-of-way width of Egret Crossing;
- 3) Retention of the right-of-way width Osprey Lane;
- 4) Retention of the lot sizes in square feet and acres;
- 5) Retention of the 25' minimum building setback line along Lot B;
- 6) Revision of the plat to depict the minimum building setback line for Lot A to where the lot is 60' in width for all street frontages.
- 7) Placement of a note on the plat stating that Lot A is denied access to Dauphin Island Parkway;
- 8) Placement of a note on the plat stating Lot A should be limited to two curb-cuts, while Lot B should be limited to three curb-cuts with the size, design and location to be approved by Traffic Engineering and in conformance with AASHTO standards;
- 9) Placement of a note on the Final Plat stating that no structures are allowed within any easement;
- 10) Compliance with Engineering comments: *"FINAL PLAT 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. Show and label the existing lots. C. Add legible street names to the vicinity map. D. Provide legible items in the legend. E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. 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, and City 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 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. K. 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. L. 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. M. Provide a copy of the FINAL PLAT to the Engineering Dept. for FINAL PLAT review prior to obtaining any signatures. N. After*

FINAL PLAT review by the Engineering Dept. provide the red-line markup, a copy of the revised original Final Plat, and the original when submitting for City Engineer signature.”;

- 11) Compliance with Traffic Engineering comments: *“Dauphin Island Parkway is an ALDOT maintained roadway. Lot A is denied access to Dauphin Island Parkway. Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.”;*
- 12) 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*
- 13) Compliance with Fire 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). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).”.*

LOCATOR MAP



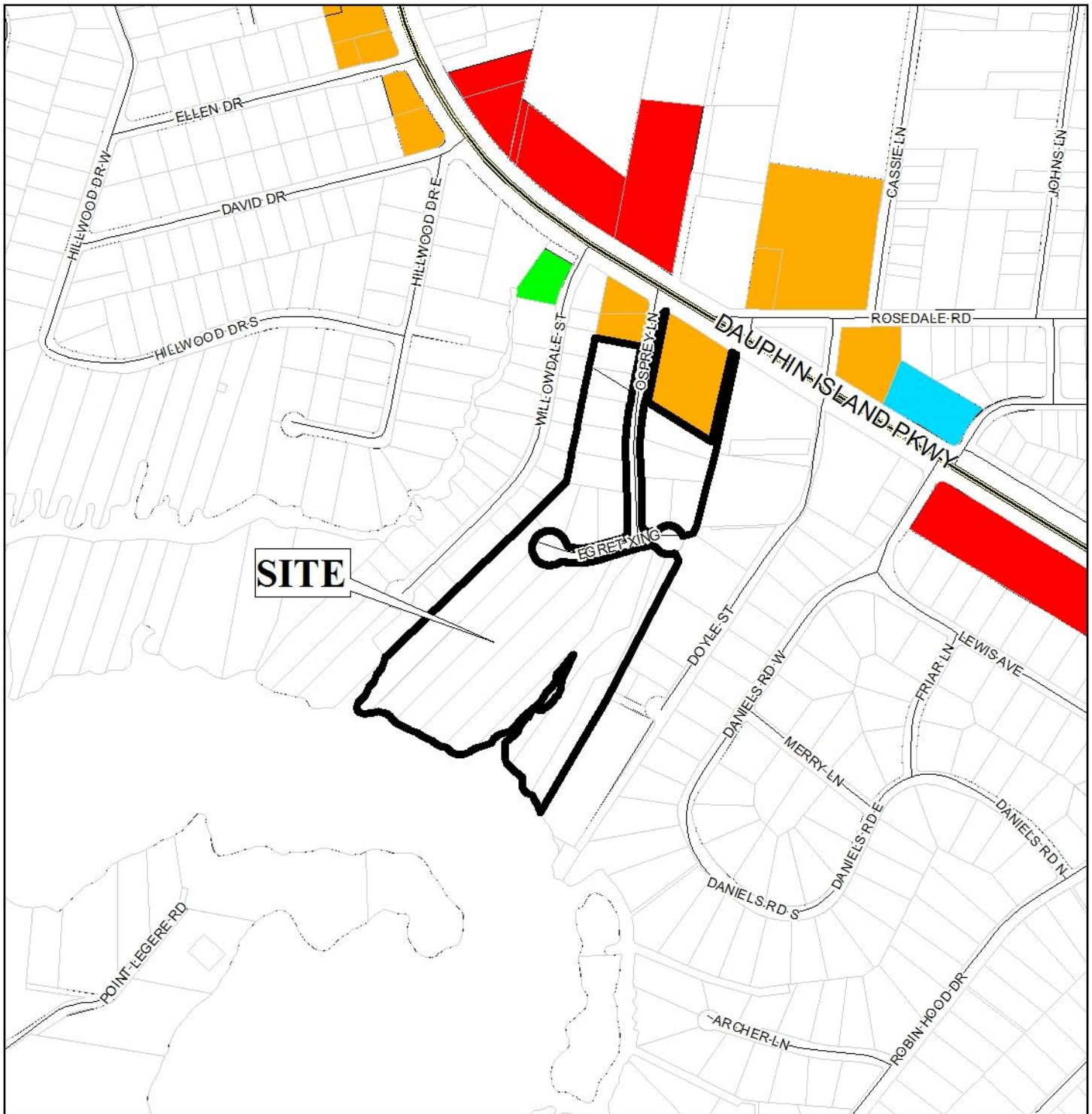
APPLICATION NUMBER 11 DATE October 20, 2016

APPLICANT Parkway Place Subdivision, First Addition

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 11 DATE October 20, 2016

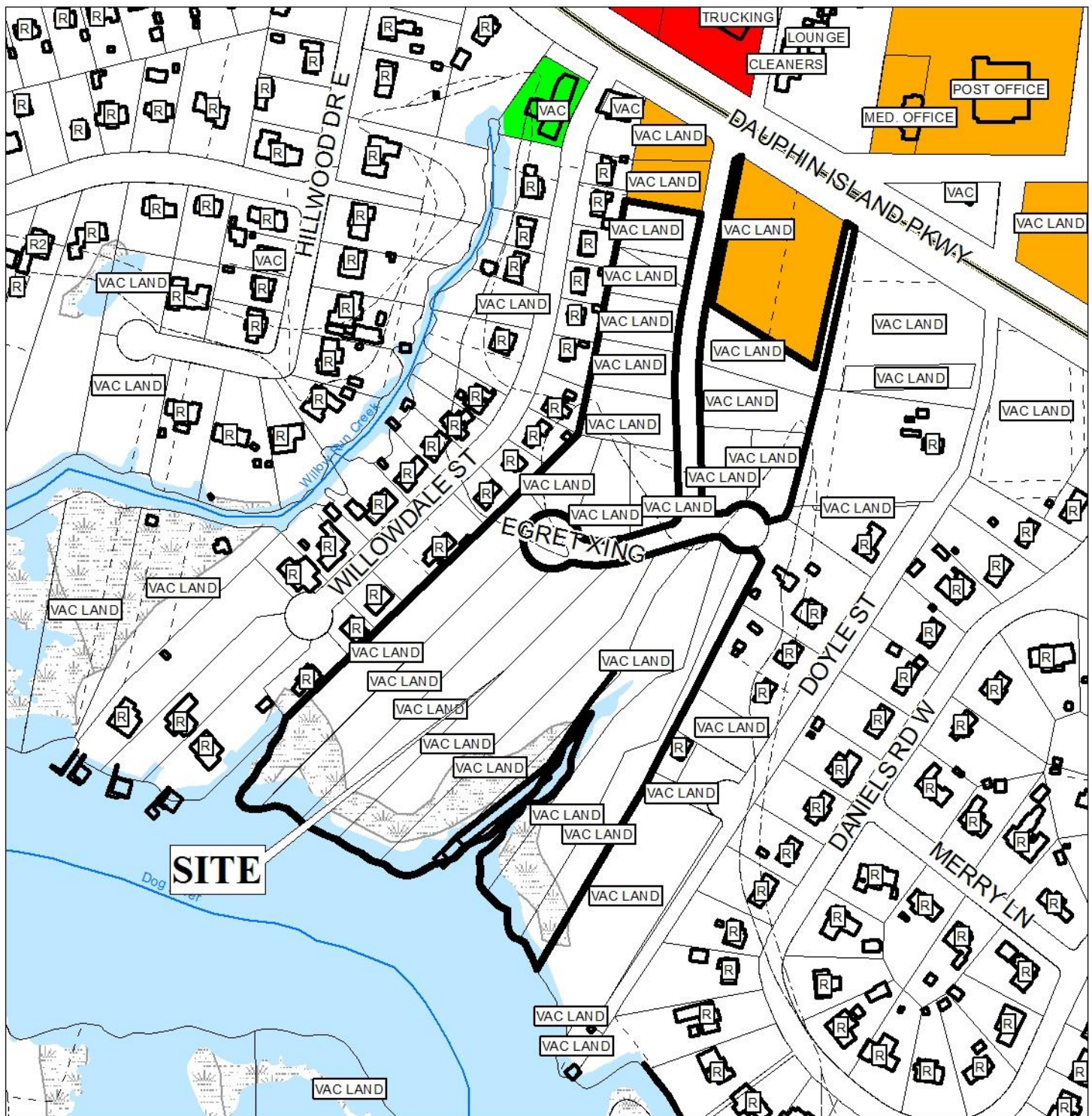
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PARKWAY PLACE SUBDIVISION, FIRST ADDITION

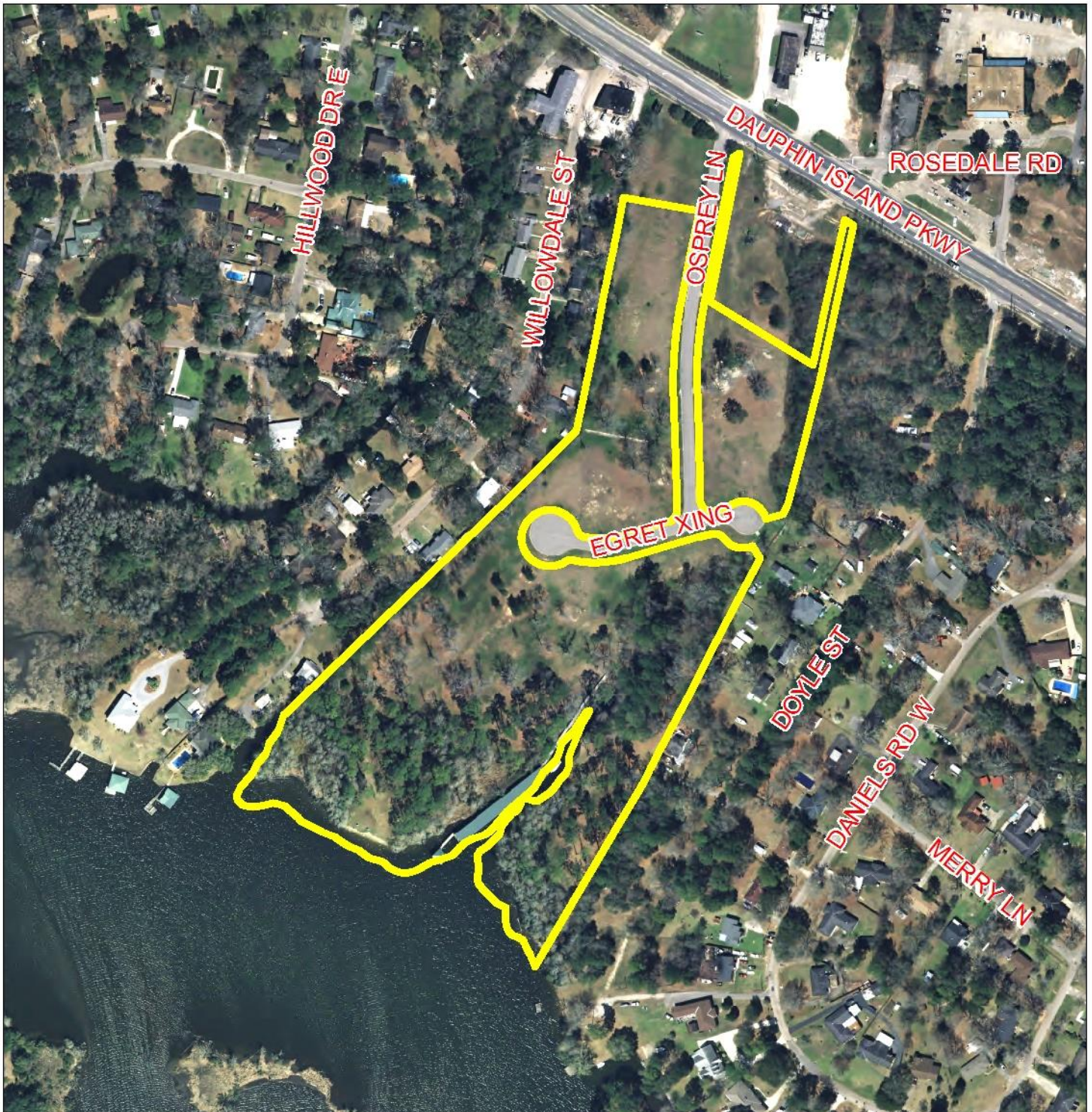


APPLICATION NUMBER 11 DATE October 20, 2016

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



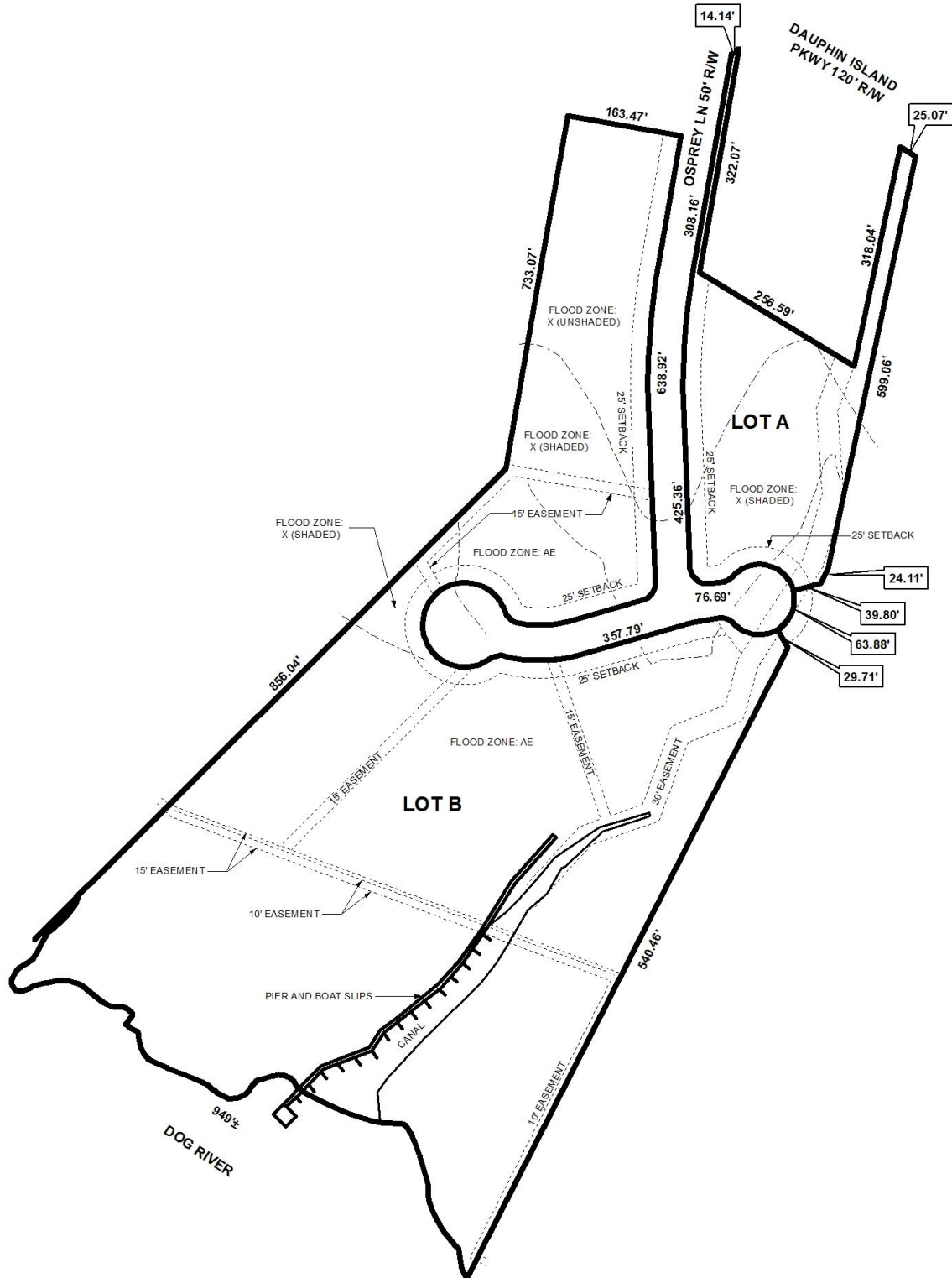
PARKWAY PLACE SUBDIVISION, FIRST ADDITION



APPLICATION NUMBER 11 DATE October 20, 2016



DETAIL SITE PLAN



APPLICATION NUMBER 11 DATE October 20, 2016

APPLICANT Parkway Place Subdivision, First Addition

REQUEST Subdivision



NTS

