

LADD SUBDIVISION, RESUBDIVISION OF AND ADDITION TO LOTS 2 & 3

Engineering Comments: Detention is needed for any cumulative increase of impervious area added to the areas located within the limits of the subdivision since 1984 in excess of 4,000 square feet. If applicable, need to provide certification that the existing detention system is sized to accommodate the expected increase in impervious area or need to provide additional detention. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit.

Traffic Engineering Comments: 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 of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

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

The plat illustrates the proposed 3 lot, 5.6 ± acre subdivision located on the East side of McGregor Avenue, 710' ± South of Dauphin Street, in City Council District 5. The applicant states that the subdivision is served by public water and sanitary sewer services.

The purpose of this application is to resubdivide three existing lots of record into three lots of record by reconfiguring the internal property lines. The proposed subdivision consists of Lots 2 and 3, Ladd Place Subdivision, approved in 1976, and Lot 3, Ladd Place Subdivision, First Addition, approved in 1992. Therefore, if approved, the name of this subdivision should be corrected to reflect the inclusive lots of each of the two existing subdivisions, or any other unrecorded subdivision name should be given.

As proposed, the subdivision would create flag lots, which are generally prohibited by Section V.D.1. of the Subdivision Regulations. However, each of the existing lots is a flag lot, and the “pole” of each is not changing, with minor exceptions. Also the proposed lots are of irregular shapes, as are the existing lots. Therefore, a waiver of Section V.D.3. would be in order.

The site fronts McGregor Avenue with a current 60' right-of-way in the area of the proposed subdivision. McGregor Avenue is a component of the Major Street Plan with a proposed 80' right-of-way in this area; however, as no dedication was required with the previous two

subdivisions of the subject property. As the widening of McGregor is on the MATS plan to occur within the next 5 to 10 years, dedication should be required with this subdivision to provide 40' from the centerline of McGregor Avenue. No building setback line would be required along McGregor Avenue on the "pole" portions of the lots. However, the plat should be revised to illustrate the 25' minimum building setback line on each lot where the lot is at least 60' wide. All lots would retain the existing 25' "pole" frontages along McGregor Avenue and would be flanked on the North and South by two other existing "poles" to remaining lots of the previously mentioned subdivisions. As this would retain the current five contiguous 25' "poles", access management would be a concern if each were allowed a curb cut. As in the previous approval for Ladd Place Subdivision, First Addition, the entire subdivision should be limited to one curb cut to McGregor Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards, with the curb cut to be shown on the Final Plat.

All lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lots should each be labeled with their size in acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information. The plat does not furnish a dimension for the Northern line of Lot 3 on the lake East of the North line of Lot 1. Therefore, the plat should be revised to include this dimension.

As Proposed, Lot 3 would contain a portion of a lake which indicates that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities.

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.

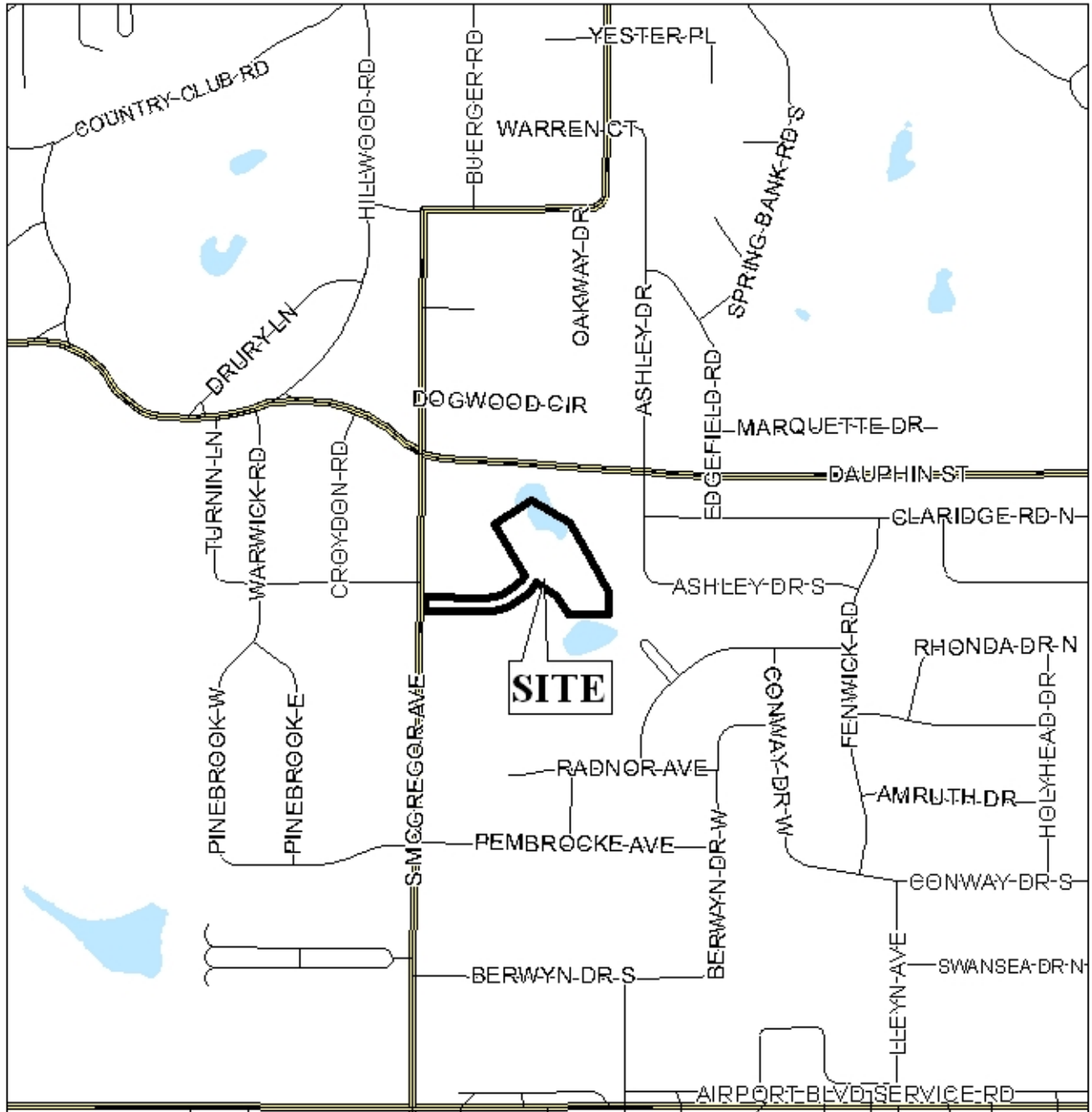
A slight error in the legal description has been found by the department GIS section pertaining to the final direction closing to the Point of Beginning. That direction should be corrected to read "S 89° 38' 42" W 309.93 feet"

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

- 1) correction of the name of this subdivision to reflect the inclusive lots of each of the two existing subdivisions, or the renaming to any other unrecorded subdivision name;
- 2) dedication to provide 40' from the centerline of McGregor Avenue;
- 3) revision of the plat to illustrate the 25' minimum building setback line on each lot where the lot is 60' wide;
- 4) placement of a note on the Final Plat stating that the entire subdivision is limited to one curb cut to McGregor Avenue, with the size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) illustration of the approved curb cut on the Final Plat;

- 6) labeling of each lot with its size in acres, or the furnishing of a table on the Final Plat providing the same information;
- 7) revision of the plat to furnish the dimension of the North line of Lot 1 on the lake East of Lot 3;
- 8) placement of a note on the Final Plat stating that the approval of all applicable federal, state and local environmental agencies would be required prior to the issuance of any permits or land disturbance activities;
- 9) placement of a note on the Final Plat stating development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species;
- 10) correction of the legal description in the final direction closing to the Point of Beginning to read "S 89° 38' 42" W 309.93 feet"; and
- 11) subject to the Engineering comments: *(Detention is needed for any cumulative increase of impervious area added to the areas located within the limits of the subdivision since 1984 in excess of 4,000 square feet. If applicable, need to provide certification that the existing detention system is sized to accommodate the expected increase in impervious area or need to provide additional detention. Must comply with all storm water and flood control ordinances. Any work performed in the right of way will require a right of way permit).*

LOCATOR MAP



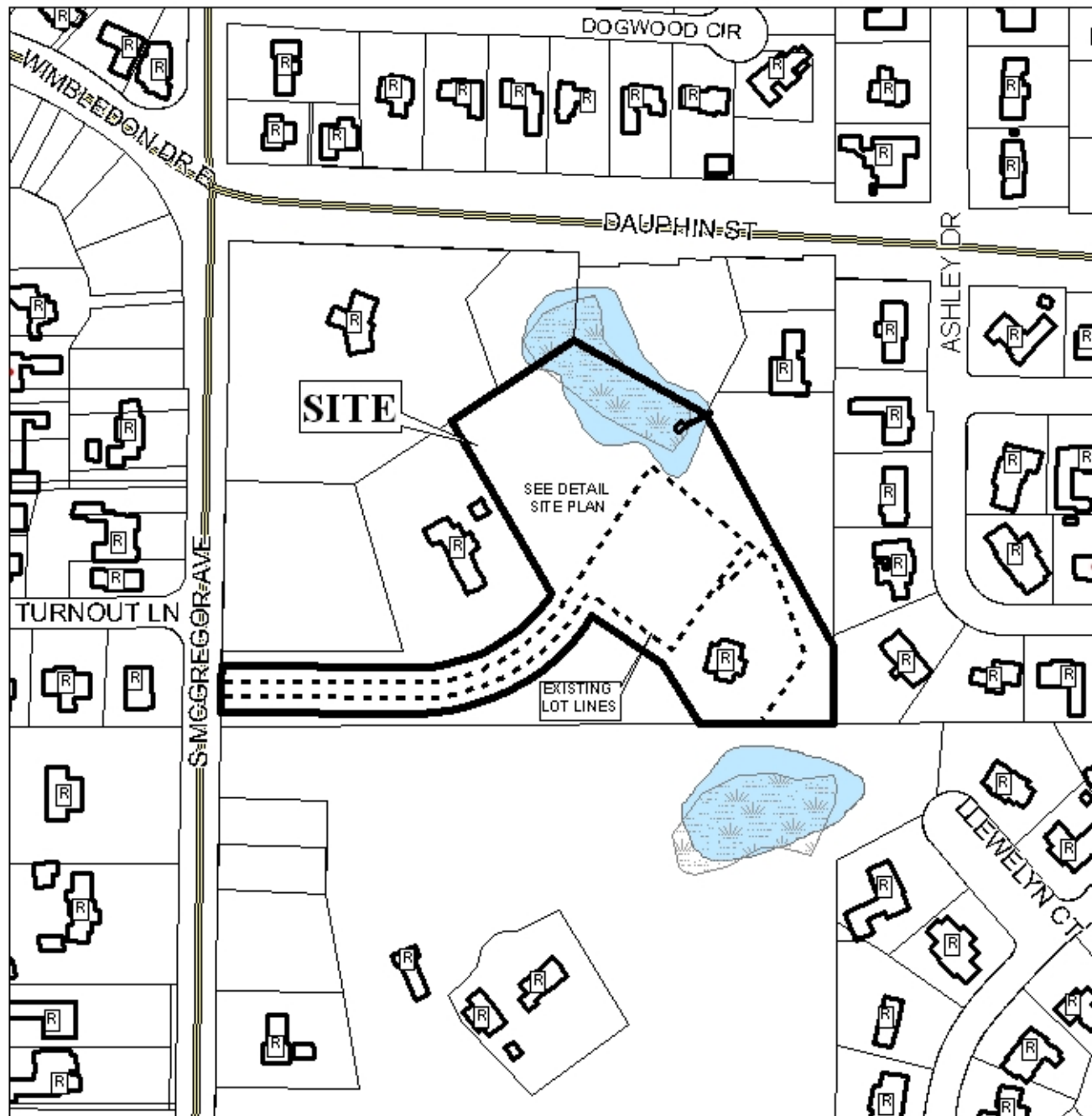
APPLICATION NUMBER 17 DATE September 15, 2011

APPLICANT LADD Subdivision, Resubdivision of and Addition to Lots 2 & 3

REQUEST Subdivision

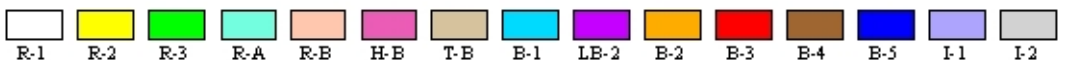
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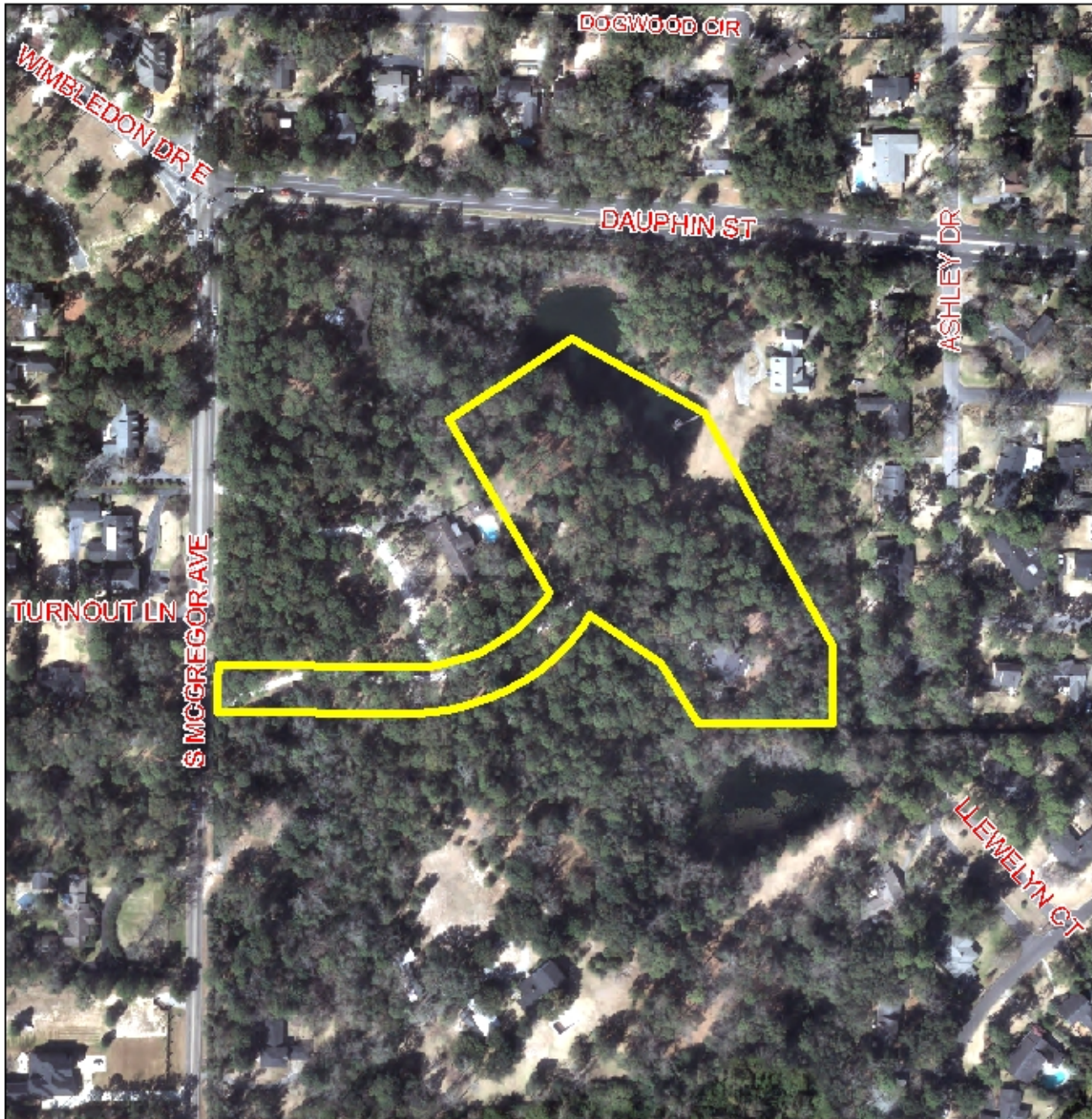
APPLICATION NUMBER 17 DATE September 15, 2011

LEGEND



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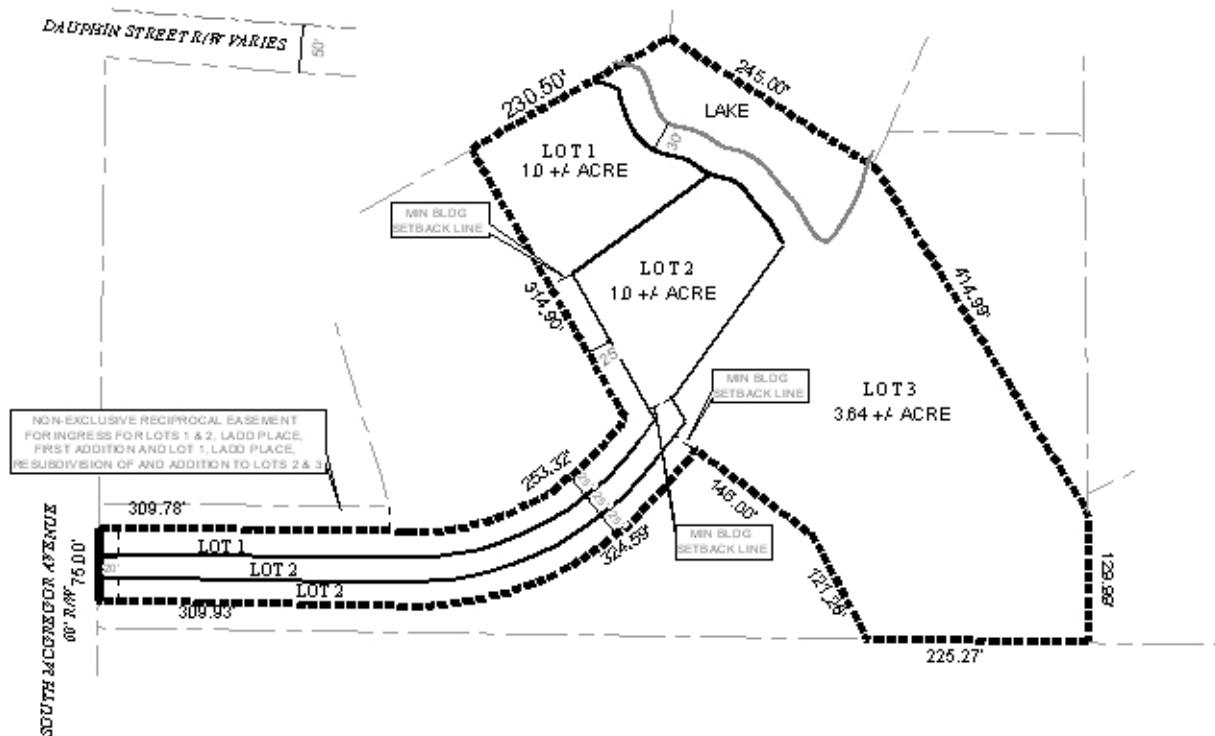
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DETAIL SITE PLAN



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REQUEST Subdivision

