

BROOKDALE PROPERTIES, LLC SUBDIVISION

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

- A. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- B. Provide and label the monument set or found at each subdivision corner.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

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. 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 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 1 lot, 2.2 ± acre subdivision which is located on the West terminus of Brookdale Drive West, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The site was initially created as apart of the Brookdale Industrial Park, Unit Four Subdivision as Lot 6 and 7. In 1997, the Planning Commission approved a resubdivision of Lot 6 and 7 to relocate an interior lot line. The applicant now wishes to combine the two lots to make one legal lot of record.

The purpose of this application is to create one legal lot of record from two legal lots of record.

It should be pointed out that the application indicates that the Estate of Wendell Sawyer Sr. is both the applicant and the property owner of Lot 6 and 7. However, after research, staff has located a deed dated October 23, 2014 that indicates that Propel Financial 1, LLC is the current property owner of Lot 7 of the proposed Lot A. Due to the fact that no authorization or documentation has been provided from Propel Financial 1, LLC for the subdivision of this property, the application is incomplete and recommended for denial.

The site fronts Brookdale Drive West, a minor street with curb and gutter, thus requiring a 50' right-of-way as depicted on the plat.

A portion of the proposed Lot A is currently developed, and has one existing curb-cut to Brookdale Drive West. If approved, a note should be placed on the Final Plat stating that the lot is limited to one curb-cut to Brookdale Drive West with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

The lot size is labeled in square feet and acres. If approved, the lot size in square feet and acres should be retained on the Final Plat, or the furnishing of a table providing the same information will be required.

The 25' minimum building setback line is depicted on the plat, and should be retained on the Final Plat, if approved.

There are several drainage and utility easements located on the site. A note should be placed on the Final Plat stating no structures shall be constructed or placed within any drainage or utility easements.

It should be noted, the proposed Lot A is located within the AE flood zone. It also appears that a portion of the site may contain wetlands. The presence of floodplains and wetlands would indicate that the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local environmental agencies would be required regarding floodplain and wetland issues 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 note reflecting this requirement should appear on the Final Plat.

Based upon the proceeding, the application is recommended for denial based on the following conditions:

- 1) failure to provide authorization or documentation from the adjacent property owner for the inclusion of the adjacent lot for proposed subdivision.

Revised for the February 5, 2015 meeting:

The application was heldover from the January 15, 2015 meeting, at the applicant's request. No additional information, specifically, authorization from the other property owner to include the adjacent lot as part of the application was received, thus the recommendation remains the same.

The application is recommended for denial based on the following condition:

- 1) failure to provide authorization or documentation from the adjacent property owner for the inclusion of the adjacent lot for proposed subdivision.

Revised for the March 5, 2015 meeting:

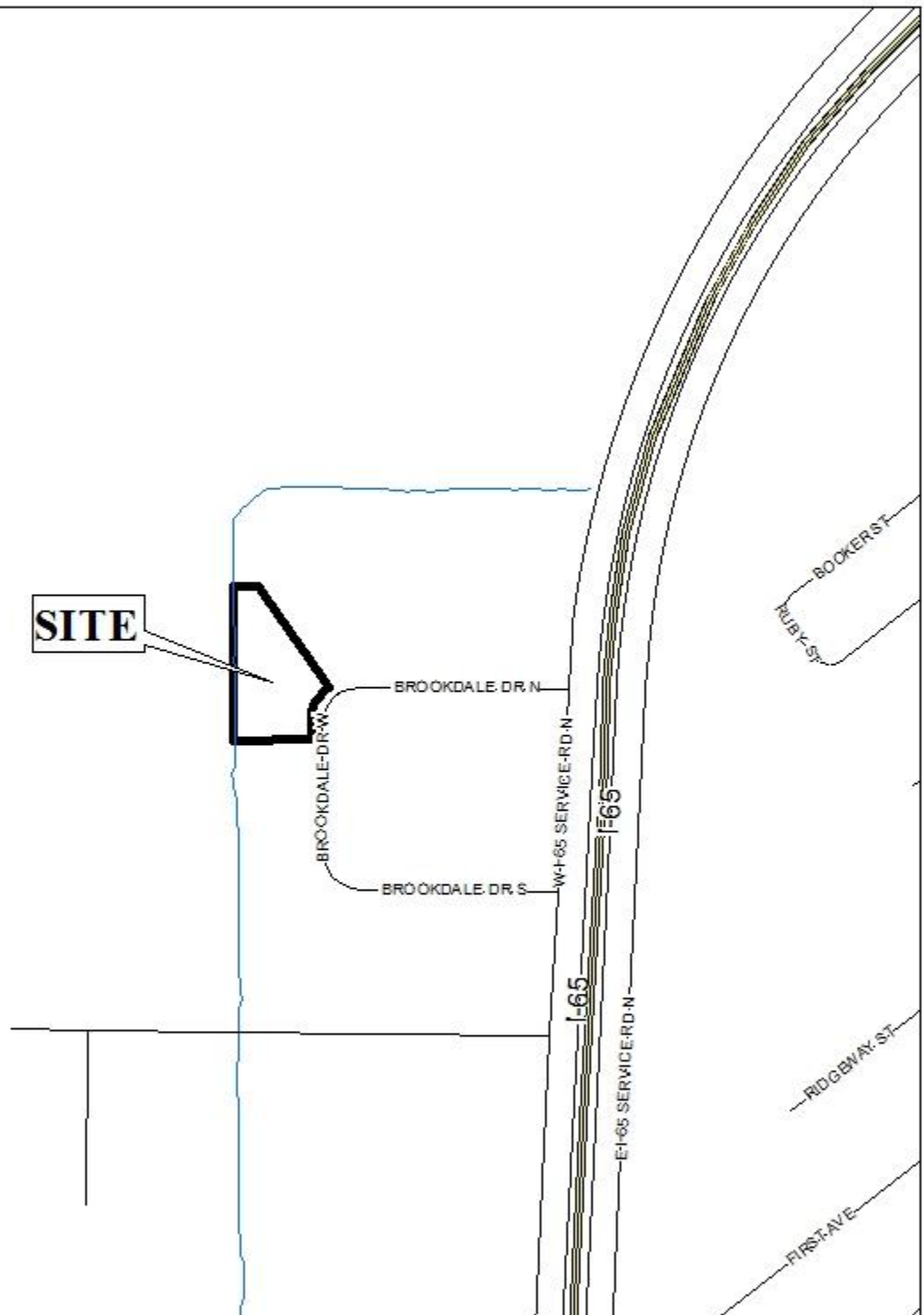
This application was heldover from the February 5, 2015 meeting at the applicant's request to allow the applicant to provide authorization or documentation from the adjacent property owner for the inclusion of the adjacent lot for proposed subdivision. The applicant has submitted appropriate information regarding the inclusion of the adjacent lot for the proposed subdivision.

Based upon the proceeding, the application is recommended for Tentative Approval subject to the following conditions:

- 1) retention of the 25' minimum building setback line on the Final Plat;*
- 2) retention of the right-of-way width along Brookdale Drive West;*
- 3) placement of a note on the Final Plat stating that the lot is limited to one curb-cut to Brookdale Drive West with the size, design and location to be approved by Traffic Engineering and conform to AASHTO standards;*
- 4) retention of the labeling of the lot size in square feet and acres, or the furnishing of a table on the Final Plat providing the same information;*
- 5) placement of a note on the Final Plat stating that no structures shall be placed or constructed in any easements;*
- 6) compliance with Engineering comments: "The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. B. Provide and label the monument set or found at each subdivision corner. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature";*
- 7) compliance with Traffic Engineering comments: "Site is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance";*
- 8) 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*

- 9) *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.”; 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



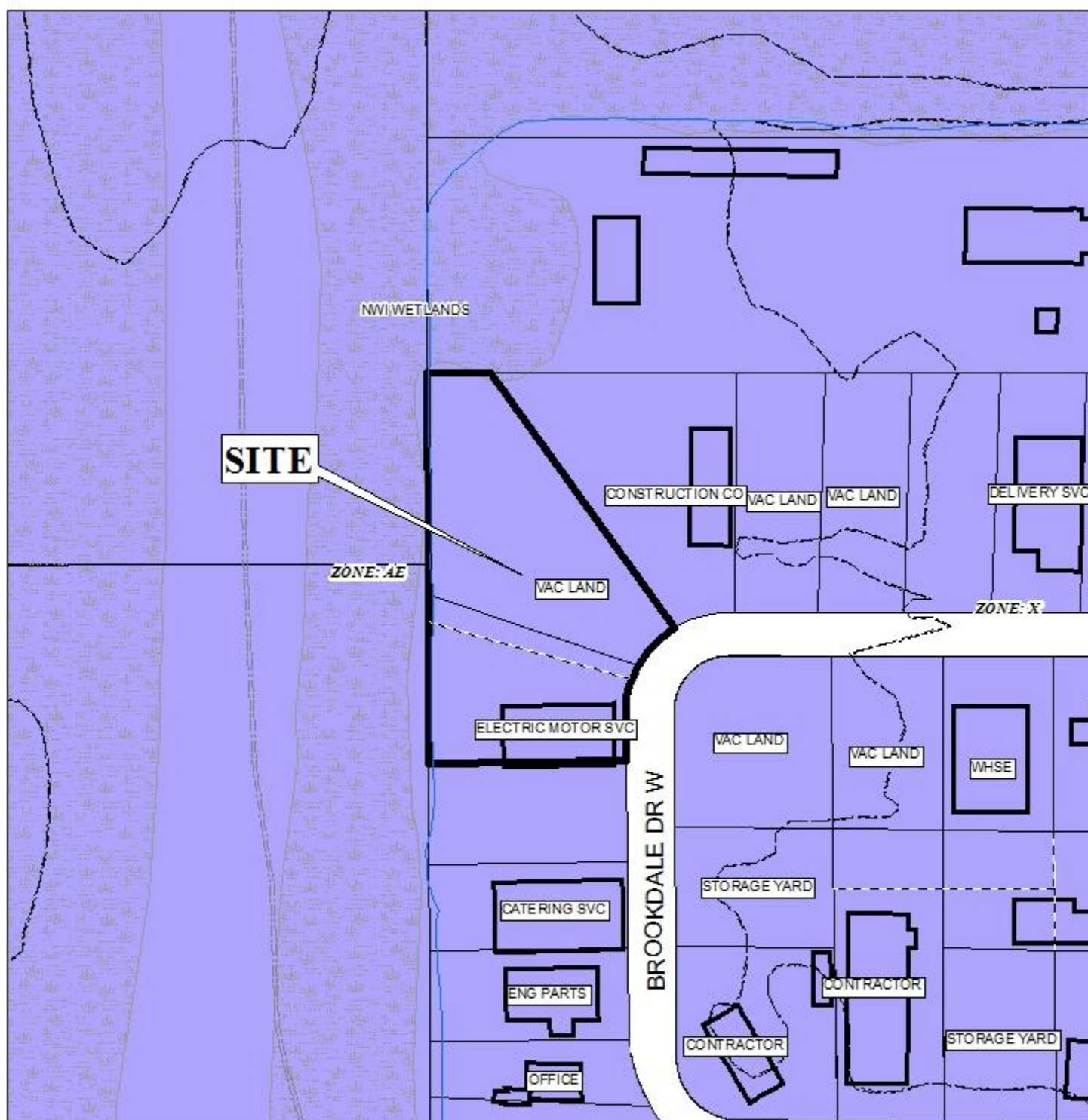
APPLICATION NUMBER 2 DATE March 5, 2015

APPLICANT Brooksdale Properties, LLC Subdivision

REQUEST Subdivision



BROOKSDALE PROPERTIES, LLC PROPERTIES



APPLICATION NUMBER 2 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



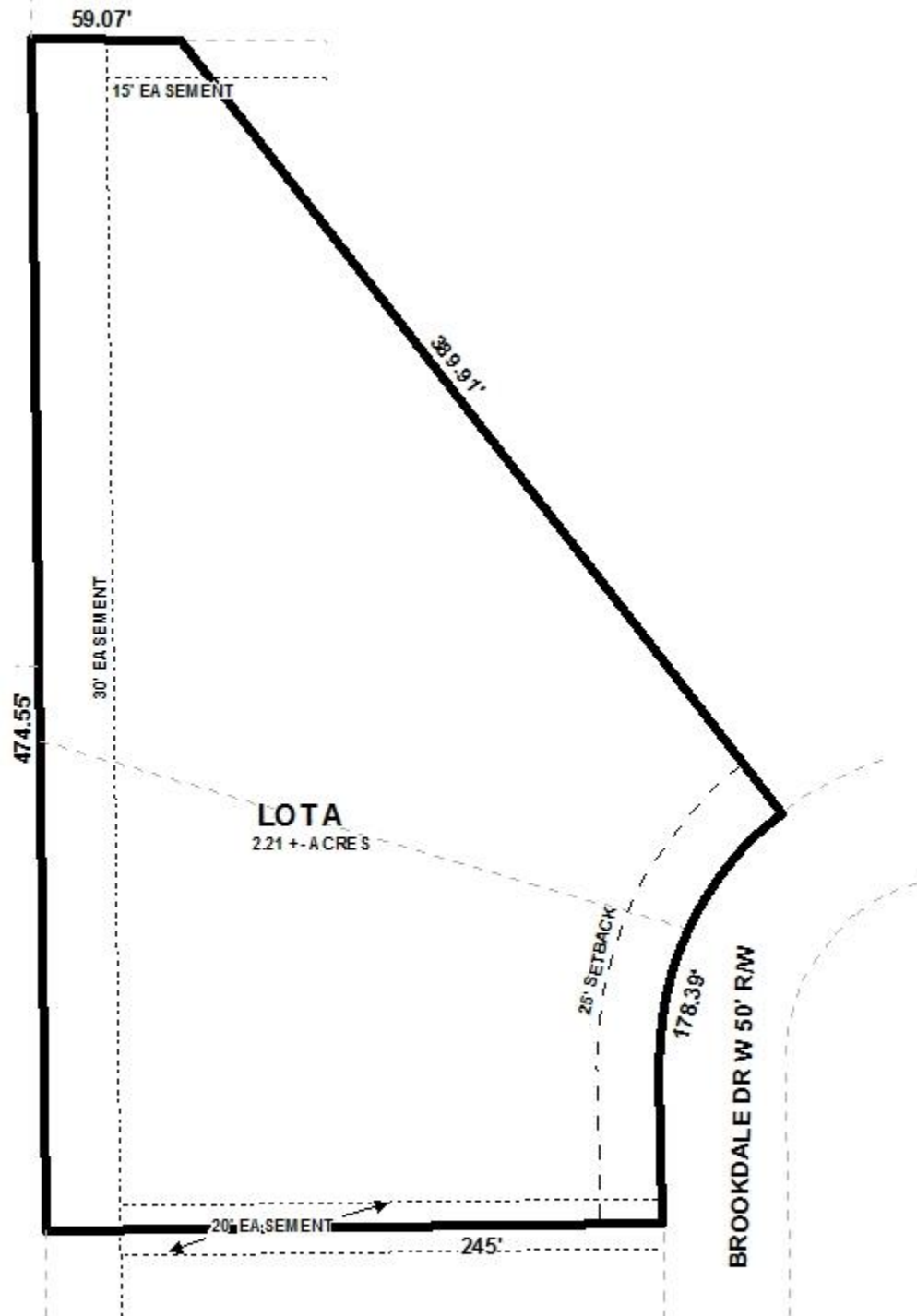
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APPLICATION NUMBER 2 DATE March 5, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE March 5, 2015

APPLICANT Brooksdale Properties, LLC Subdivision

REQUEST Subdivision

