

EMOGENE/SPRINGDALE SUBDIVISION, **LOT B REPLAT**

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 each and every Right-Of-Way and easement.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Lot B-1 is limited to two curb cuts to Springdale Boulevard, and Lot B-2 is limited to one curb cut to Springdale Boulevard and one curb cut to Emogene Street, 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.

The plat illustrates the proposed 5.2 acre \pm , 2 lot subdivision which is located on Southwest corner of Emogene Street and Springdale Boulevard, and is in Council District 5. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to resubdivide a lot created as part of a two lot subdivision approved by the Planning Commission its June 15, 2000 meeting.

The site has frontage onto Emogene Street and Springdale Boulevard. Both roads are considered minor streets, and each has adequate rights-of-way for roads with curb-and-gutter.

While Emogene Street and Springdale Boulevard are both considered minor streets, they each serve large commercial developments, and thus access management is a concern. Proposed Lot B-1 will have approximately 562 feet of frontage onto Springdale Boulevard, while proposed Lot B-2 will have approximately 188 feet of frontage onto Springdale Boulevard and 252 feet of frontage onto a curved segment Emogene Street. It should also be noted that the preliminary plat depicts a proposed 36-foot wide access easement that would provide Lot B-1 with access across Lot B-2 to Emogene Street. It is recommended that Lot B-1 be limited to two curb-cuts to Springdale Boulevard, and that Lot B-2 be limited to one curb-cut to Emogene Street and one curb-cut to Springdale Boulevard, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards.

Preliminary plans for the development of proposed Lot B-2 were presented to staff during a predevelopment meeting in September 2014, and as no development of Lot B-1 was proposed at within the near future, an application for Planned Unit Development was determined unnecessary during the subdivision process. However, due to the proposed access easement between the two lots, staff recommends that the Commission require an Administrative Planned Unit Development application at such time Lot B-1 is considered for development.

The 25-foot minimum building setback line, required in Section V.D.9., is not shown for the subdivision, but would be required on the final plat, if approved.

Various drainage and utility easements are depicted on the preliminary plat. A note should be added to the final plat, if approved, stating that no structures may be built within any drainage or utility easements.

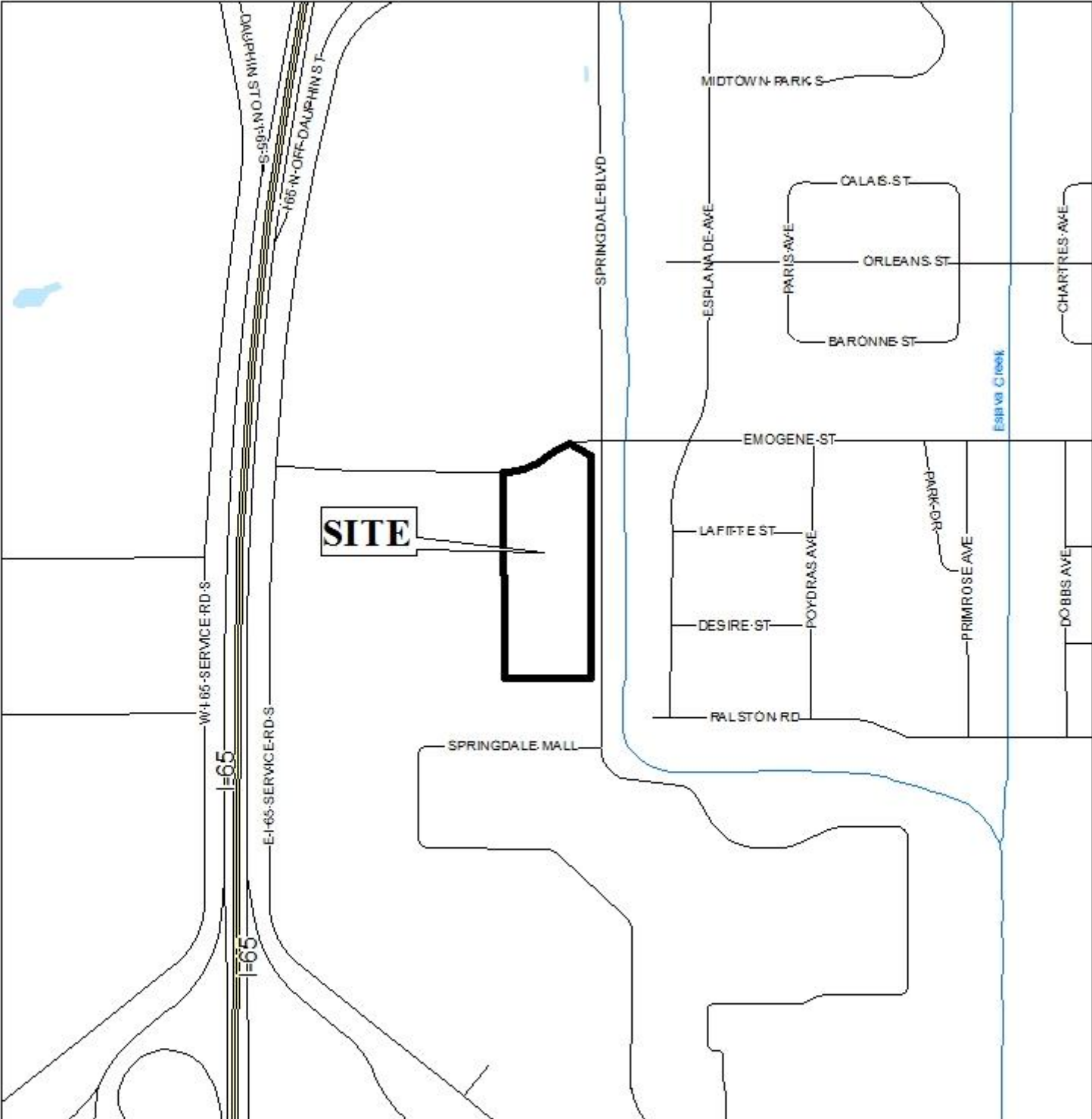
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations regarding endangered, threatened or otherwise protected species.

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

- 1) an application for Administrative Planned Unit Development review will be required prior to the development of Lot B-1, to address the cross-access easement with Lot B-2;
- 2) placement of a note on the final plat stating that Lot B-1 is limited to two curb-cuts to Springdale Boulevard, and that Lot B-2 be limited to one curb-cut to Emogene Street and one curb-cut to Springdale Boulevard, with the size, design and location of all curb-cuts to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) placement of a note on the final plat stating that no structures may be built within any drainage or utility easements;
- 4) depiction of the 25-foot minimum building setback line from all street frontages as required by Section V.D.9. of the Subdivision Regulations;
- 5) the labeling of each lot with its size in square feet, or placement of a table on the plat with the same information;
- 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. 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 each and every Right-Of-Way and easement. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*
- 7) *compliance with Traffic Engineering comments (Lot B-1 is limited to two curb cuts to Springdale Boulevard, and Lot B-2 is limited to one curb cut to Springdale Boulevard and one curb cut to Emogene Street, 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).);*
- 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.);*
- 10) *placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for endangered, threatened or otherwise protected species, if any, prior to the issuance of any permits or land disturbance activities; and*
- 11) *completion of the Subdivision process prior to any request for permits for new construction.*

LOCATOR MAP



APPLICATION NUMBER 13 DATE January 15, 2015

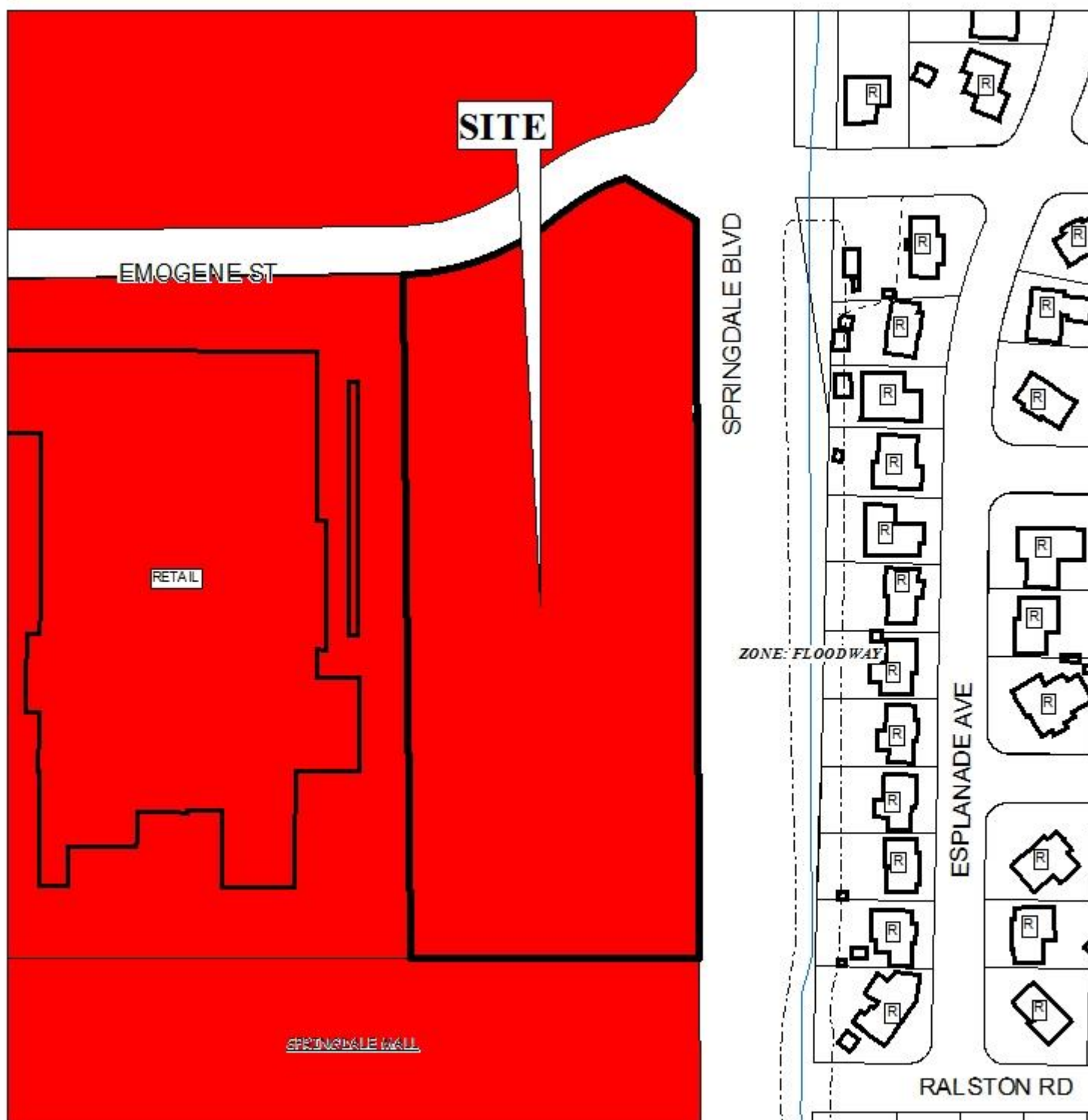
APPLICANT Emogene/Springdale Subdivision, Lot B Replat

REQUEST _____ Subdivision _____



NTS

EMOGENE/SPRINGDALE SUBDIVISION, LOT B REPLAT



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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



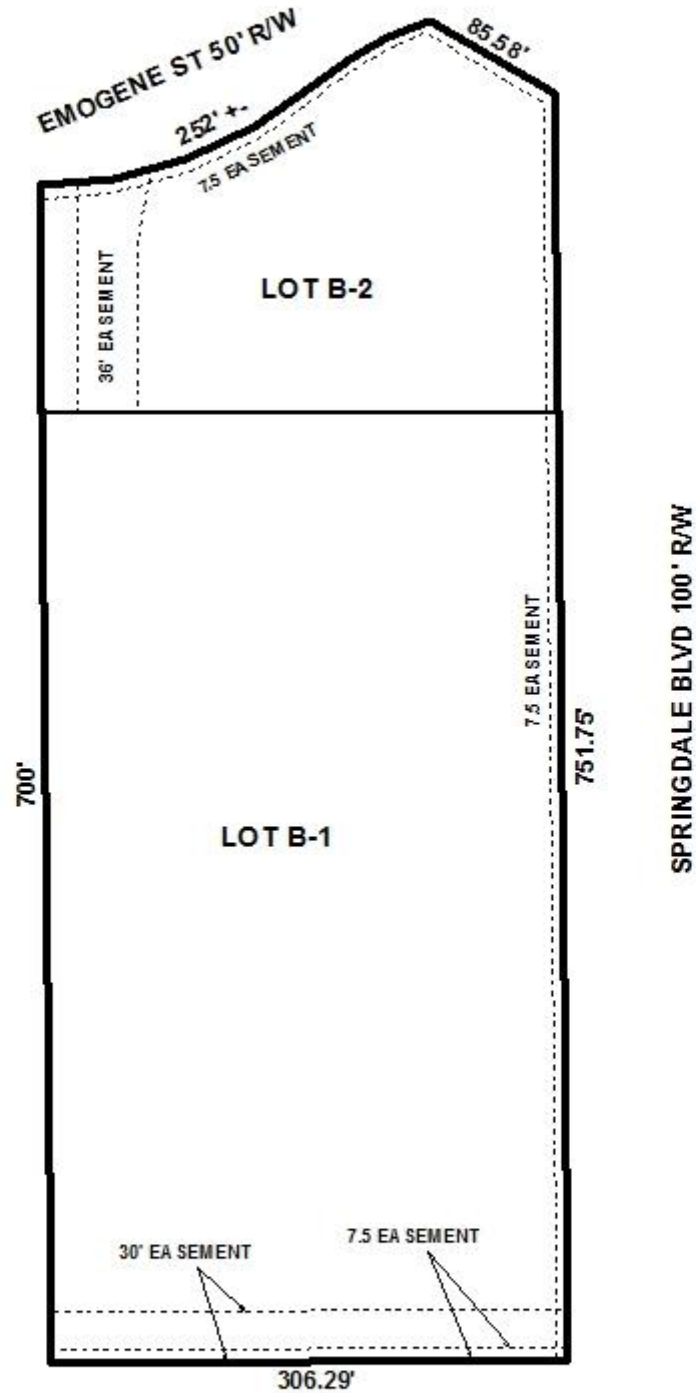
EMOGENE/SPRINGDALE SUBDIVISION, LOT B REPLAT



APPLICATION NUMBER 13 DATE January 15, 2015



DETAIL SITE PLAN



APPLICATION NUMBER 13 DATE January 15, 2015
APPLICANT Emogene/Springdale Subdivision, Lot B Replat
REQUEST Subdivision

