

## GRIDER CORNER SUBDIVISION

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

- A. Provide and label the monument set or found at each subdivision corner.
- B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. 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.
- D. 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. 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 preliminary plat illustrates the proposed 3-lot, 1.5± acre subdivision which is located on the Northeast corner of Howells Ferry Road and Grider Road, and East side of Grider Road, 650'± North of Howells Ferry Road and is in Council District 7. The applicant states that the subdivision is served by city water and an individual septic system.

This site most recently appeared before the Planning Commission at its November 6, 2014 meeting where the Commission approved a 2-lot subdivision request with the remaining 17± acres on the site reserved for future development. The future development area contained a dwelling unit which the applicant had planned to relocate onto 1 of the new lots. After assessing the moving costs, the applicant now desires an additional lot so that the dwelling unit can remain in its existing location. Thus, the purpose of this application is to create 3 legal lots of record from 2 metes and bounds parcels totaling ≈17.9± acres. The remaining 16.3± acres are labeled future development.

In accordance with the Subdivision Regulations, all proposed lots would comply with the minimum lot size requirements and the 25' minimum building setback line is depicted and should be retained on the Final Plat, if approved.

The site fronts Howells Ferry and Grider Roads, both minor streets with sufficient right-of-way widths for minor streets without curb-and-gutter.

As a means of access management, each lot should be limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards.

GIS data depicts a portion of the Future Development area within wetlands due to the presence of an existing stream. The proximity of the site to water may mean that the site is environmentally sensitive, thus approvals from local, state and federal agencies for streams and wetland issues may be required prior to development. A note regarding this requirement should appear on the Final Plat, if approved.

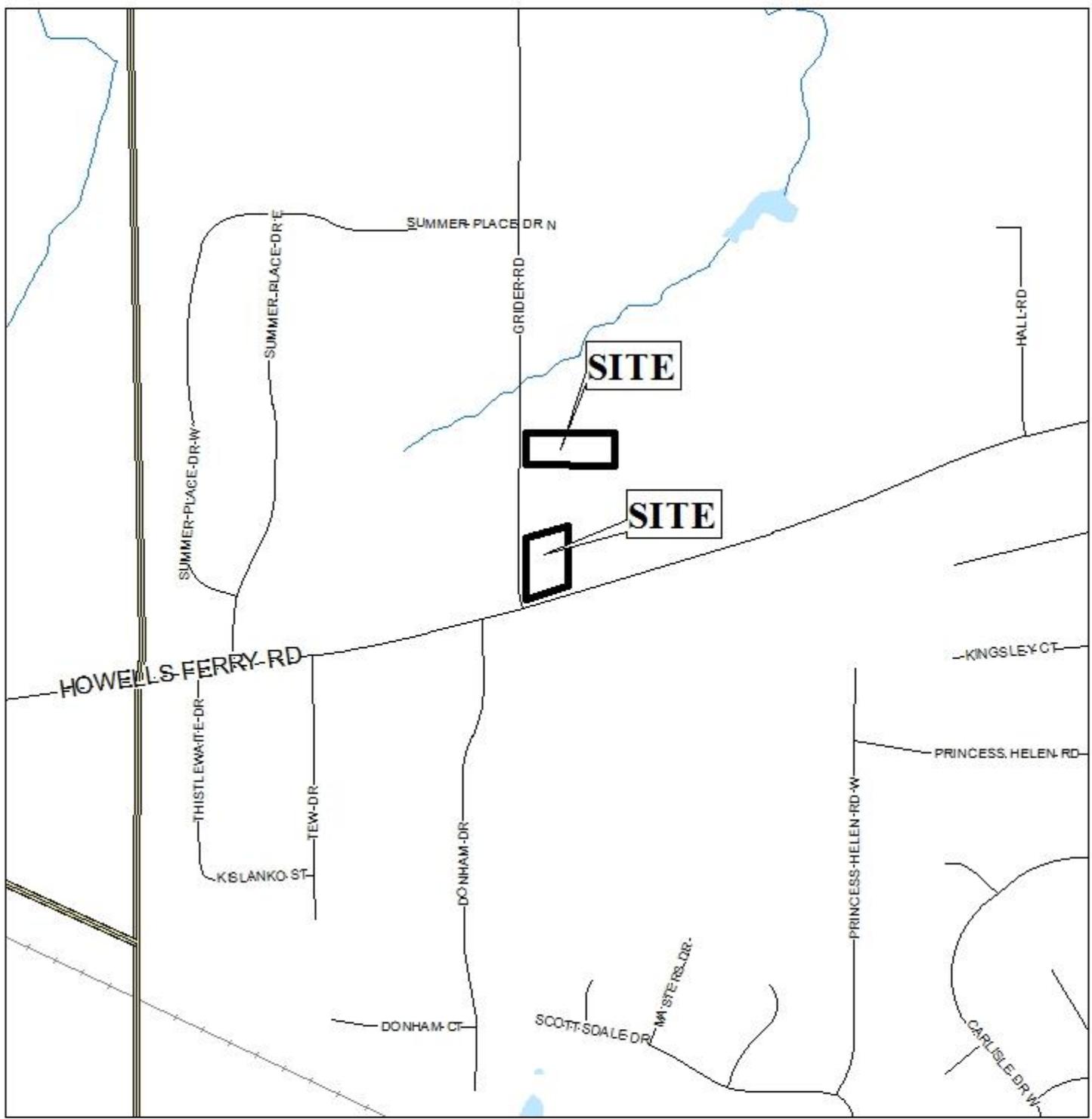
The geographic area defined by the city of Mobile and its planning jurisdiction, including this site, may contain Federally-listed threatened or endangered species as well as protected non-game species. Development of the site must be undertaken in compliance with all local, state and Federal regulations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

The application is recommended for tentative approval, subject to the following conditions:

- 1) Retention of the lot size information and 25' minimum building setback line on the Final Plat;
- 2) Depiction and labelling of the "future development area" on the Final Plat;
- 3) Placement of a note on the plat stating that each lot is limited to one curb-cut, with the size, design, and location to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) 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;
- 5) Placement of a note on the plat stating that approval of all applicable Federal, state and local agencies is required for stream and wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 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. Provide and label the monument set or found at each subdivision corner. B. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. 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. D. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.*);

- 7) Compliance with 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.*);
- 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. 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



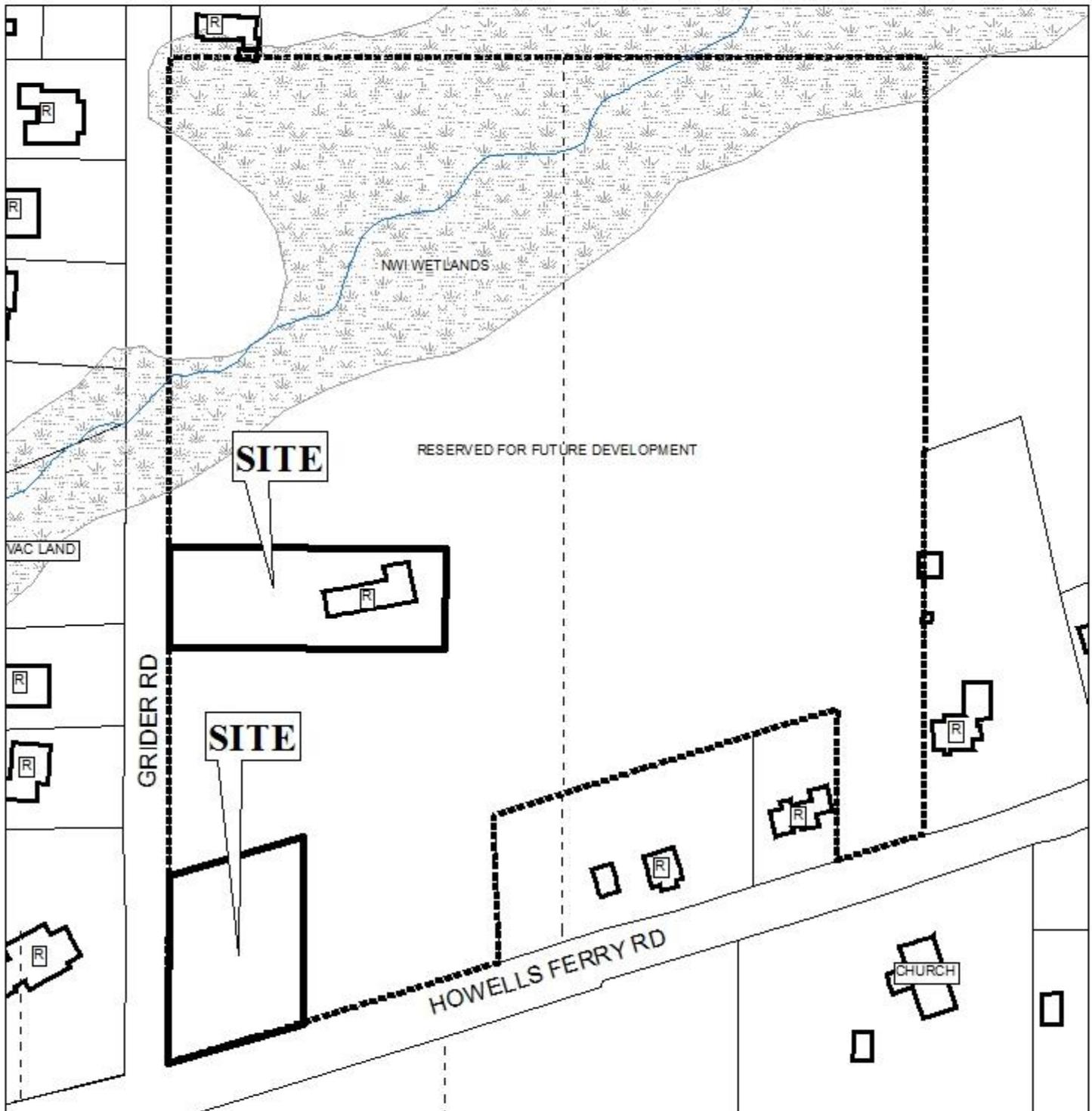
APPLICATION NUMBER 18 DATE January 15, 2015

APPLICANT Grider Corner Subdivision

REQUEST Subdivision



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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



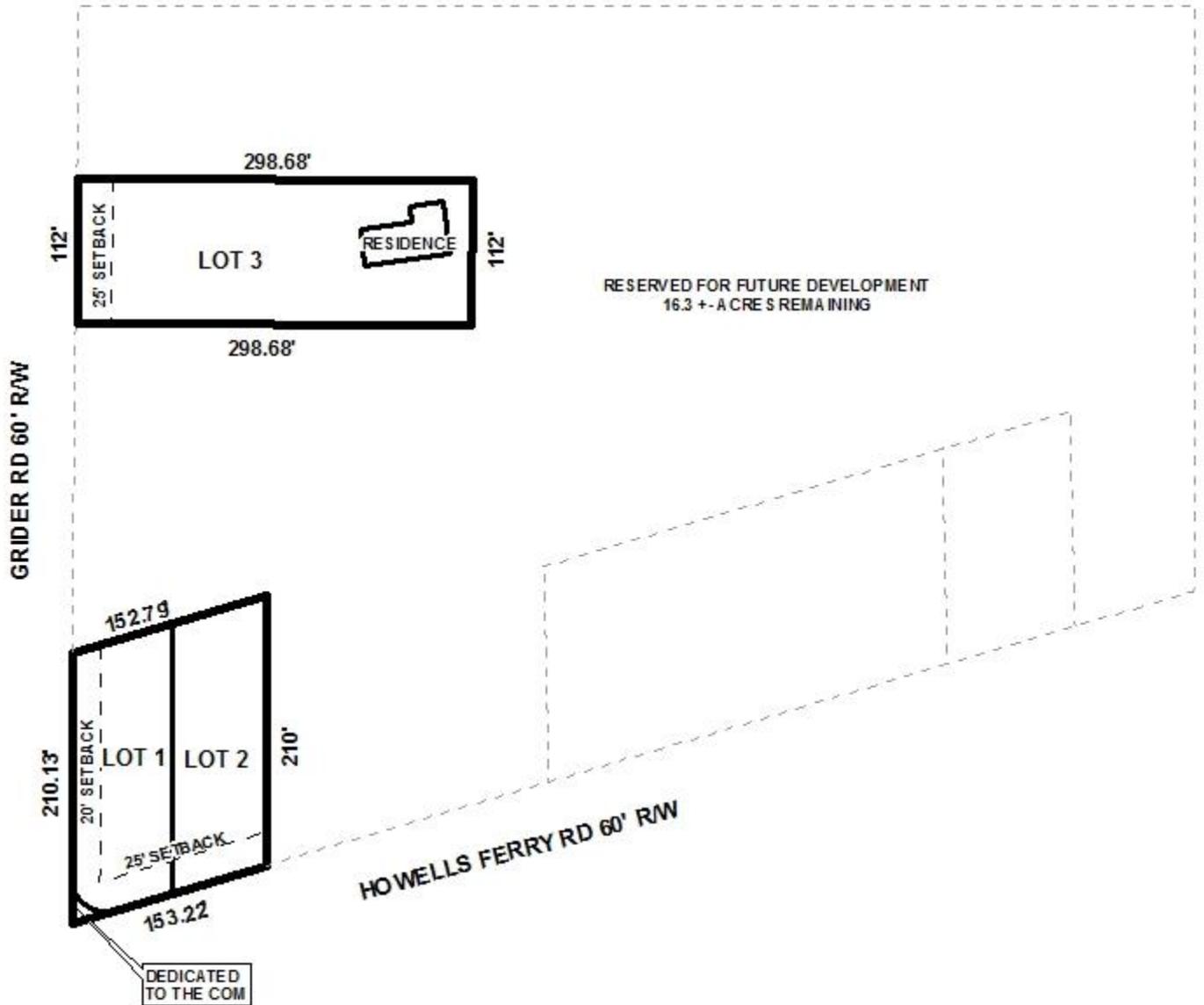
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# DETAIL SITE PLAN



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 APPLICANT Grider Corner Subdivision  
 REQUEST Subdivision

