

PEARSON SUBDIVISION,
RESUBDIVISION OF LOTS 3, 4, & 5 BLOCK 4

Engineering Comments: The following 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 drainage ditch along the south property line of LOT B. This area is receiving drainage from a public street and must be located within an easement or public right-of-way.
- C. Show and label all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Show and label each and every Right-Of-Way and easement.
- F. 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.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- H. 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.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature.
- K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Urban Forestry: 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).

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.

Fire-Rescue 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).

MAWSS Comments: No comments.

The plat illustrates the proposed 2-lot, 1.4± acre subdivision which is located on the East side of Bay Front Road, 530'± South of Martinwood Lane within Council District 3. The applicant states that the subdivision is served by city water and sanitary sewer. The purpose of this application is to create two legal lots of record from three legal lots of record.

The proposed lots front Bay Front Road, a minor street without curb and gutter. As a minor street without curb and gutter, the street requires a minimum right-of-way width of 60 feet, and is illustrated as having an existing right-of-way width of 50 feet. The Final Plat, if approved, should be revised to reflect dedication sufficient to provide 30 feet from the centerline.

According to Section V.D.3. of the Subdivision Regulations, Lots A and B exceed the maximum depth to width ratio for a standard lot located within the city. However, it should be pointed out that other properties along Mobile Bay are configured in a similar manner and have been for some time now. The current shape of the proposed lots will be keeping in character with surrounding properties along the waterfront. A waiver of Section V.D.3 will be necessary in order to accommodate the proposed width-to-depth ratio.

The preliminary plat depicts a 30-foot minimum building setback line and should be retained on the Final Plat, if approved, reflecting any required right-of-way dedication.

As a means of access management, a note should be required on the Final Plat, if approved, stating that Lots A and B are limited to one curb cut each to Bay Front Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The proposed lots sizes are provided in square feet and acres, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should also be retained on the Final Plat, if approved, revised to reflect right-of-way dedication.

With a waiver of Section V.D.3. of the Subdivision Regulations, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) Dedication sufficient to provide 30 feet from the centerline of Bayfront Road;
- 2) Illustration of the 25 foot minimum building setback along Bay Front Road for each lot reflecting right-of-way dedication;
- 3) Placement of a note on the Final Plat, stating that Lots A and B are limited to one curb cut each to Bay Front Road, with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards;
- 4) Retention of the lot sizes in square feet and acres on the Final Plat, revised for right-of-way dedication;
- 5) 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 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 drainage ditch along the south property line of LOT B. This area is receiving

drainage from a public street and must be located within an easement or public right-of-way. C. Show and label all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Show and label each and every Right-Of-Way and easement. F. 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. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. H. 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. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. Provide an updated Plat to Engineering Dept. for review prior to submittal for City Engineer's signature. K. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

- 6) *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);*
- 7) *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*
- 8) *Compliance with 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).).*

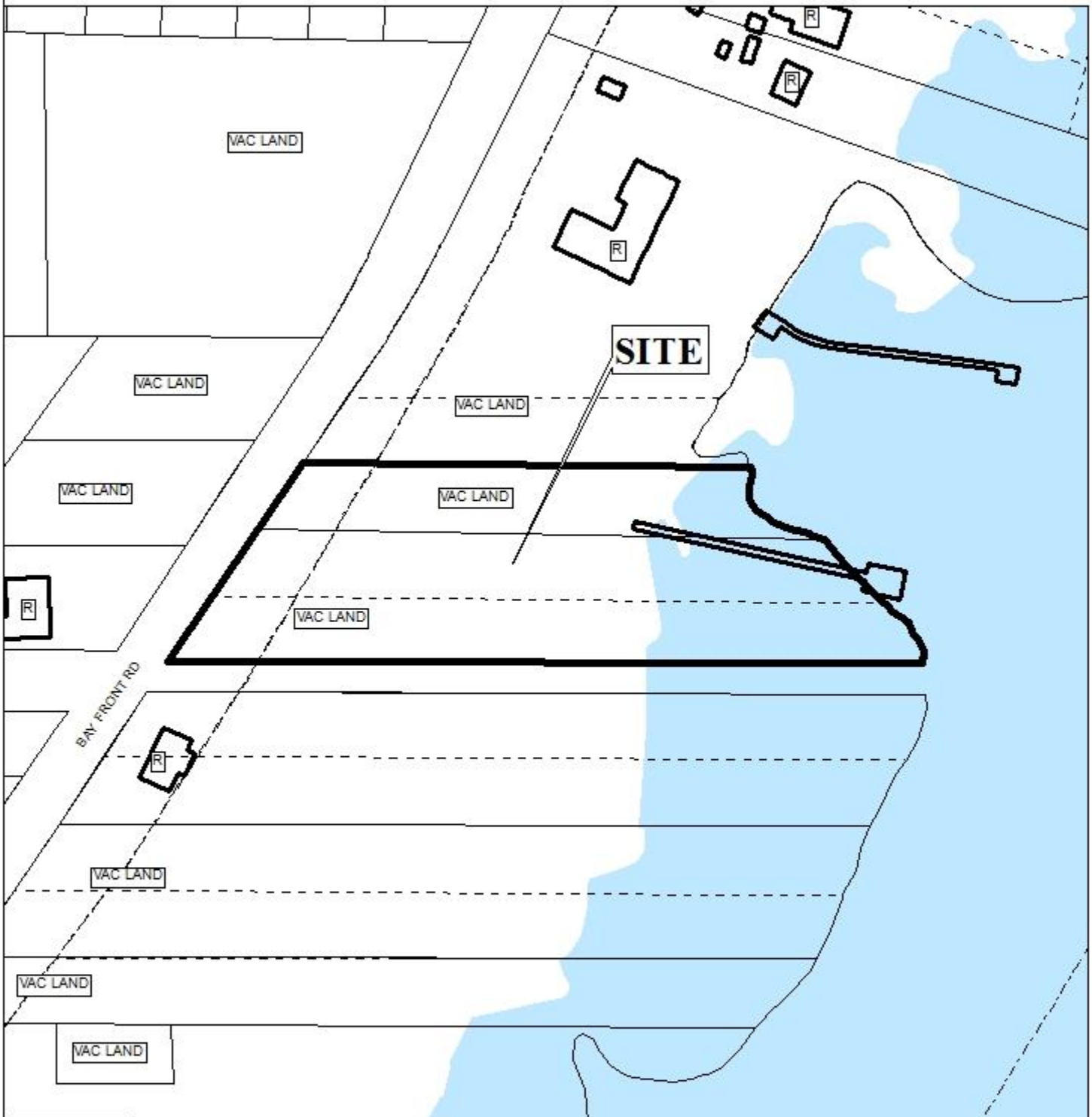
LOCATOR MAP



APPLICATION NUMBER 3 DATE August 20, 2015
APPLICANT Pearson Subdivision, Resubdivision of Lots 3, 4, & 5, Block 4
REQUEST Subdivision



PEARSON SUBDIVISION, RESUBDIVISION OF LOTS 3, 4, & 5, AND BLOCK 4



APPLICATION NUMBER 3 DATE August 20, 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



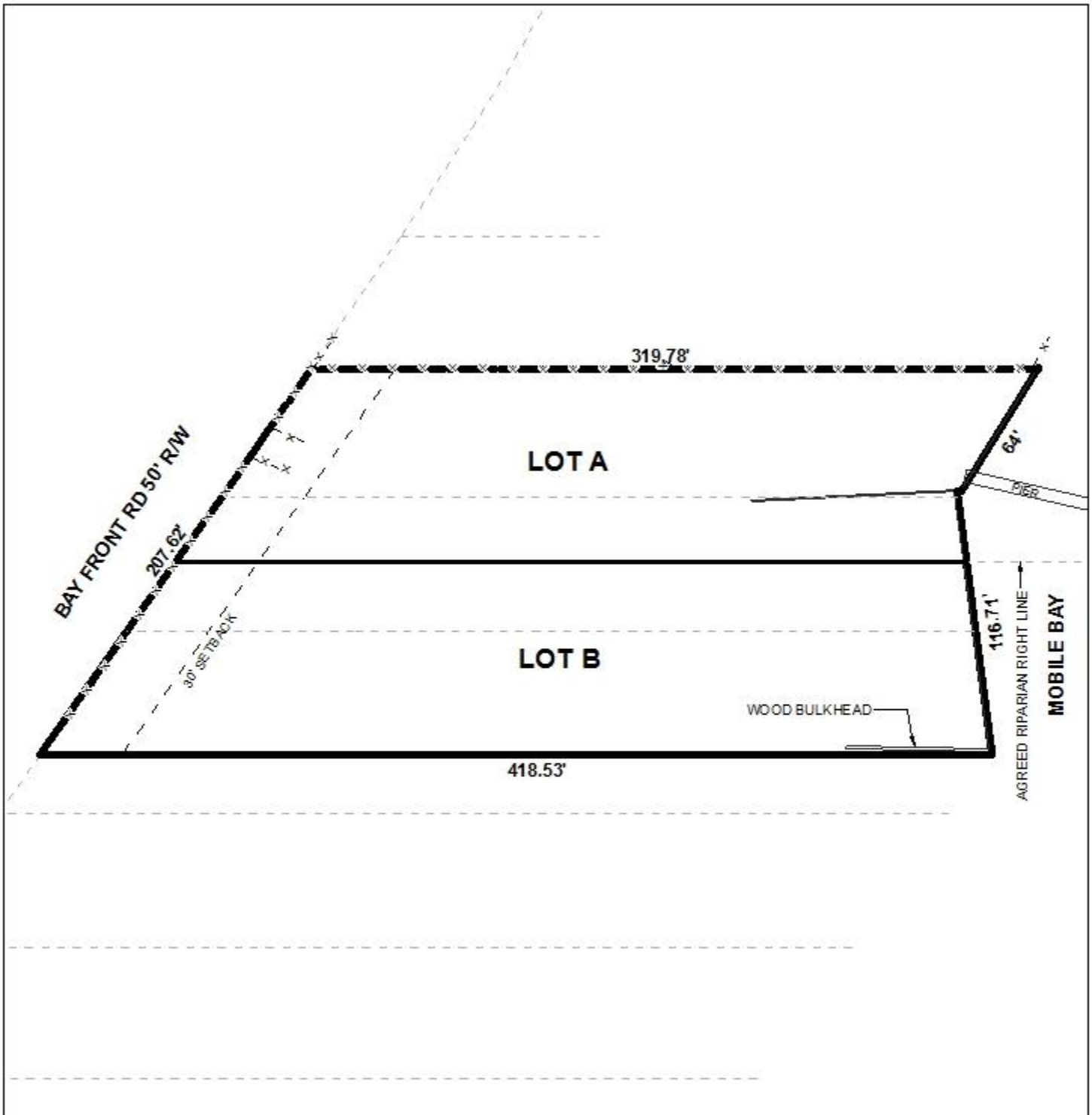
**PEARSON SUBDIVISION, RESUBDIVISION OF
LOTS 3, 4, & 5, AND BLOCK 4**



APPLICATION NUMBER 3 DATE August 20, 2015



DETAIL SITE PLAN



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APPLICANT Pearson Subdivision, Resubdivision of Lots 3, 4, & 5, Block 4
REQUEST Subdivision

