

SHERIDAN SUBDIVISION

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

- 1) 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.
- 2) Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition.
- 3) 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.
- 4) Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information.
- 5) Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- 6) Show and label each and every Right-Of-Way and easement.
- 7) Provide and label the monument set or found at each subdivision corner.
- 8) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- 9) Provide the Surveyor's Certificate and Signature.
- 10) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 11) Add a note that sidewalk is required to be repaired along the frontage of the LOT, at time of development.
- 12) Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All 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 1.0± acre, 1 lot subdivision which is located on South side of Spring Hill Avenue, 265'± West of North McGregor Avenue, and is in Council District 7. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create a legal lot of record from a single metes-and-bounds parcel, to accommodate an existing commercial building, and allow a building expansion. It should be noted that while information is provided on the size of the expansion, as well as the existing building, no information is provided regarding the number of warehouse employees, therefore it is difficult to determine if there will be adequate parking spaces provided on site.

The lot size is not labeled on the preliminary plat. This information should be given in square feet and acres, and should be placed on the Final Plat, if approved. However, it should be noted that the proposed lot would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations.

The site has frontage onto Spring Hill Avenue, a major street, which is illustrated as having a right-of-way of 65'. The preliminary plat shows a 20' wide strip "reserved for future right-of-way widening", which will result in Spring Hill Avenue having a right-of-way of 52.5' from the centerline; this portion should be dedication to the City of Mobile with the recording of the Final Plat, if approved.

As a mean of access management, a note should be placed on the Final Plat stating that the lot is limited to the existing curb cut, with the size, design, and location of the curb cuts, to be approved by Mobile County Engineering and conform to AASHTO standards.

The preliminary plat does depict the 25-foot minimum building setback line, required by Section V.D.9. of the Subdivision Regulations. The setback line should be retained on the Final Plat, if approved.

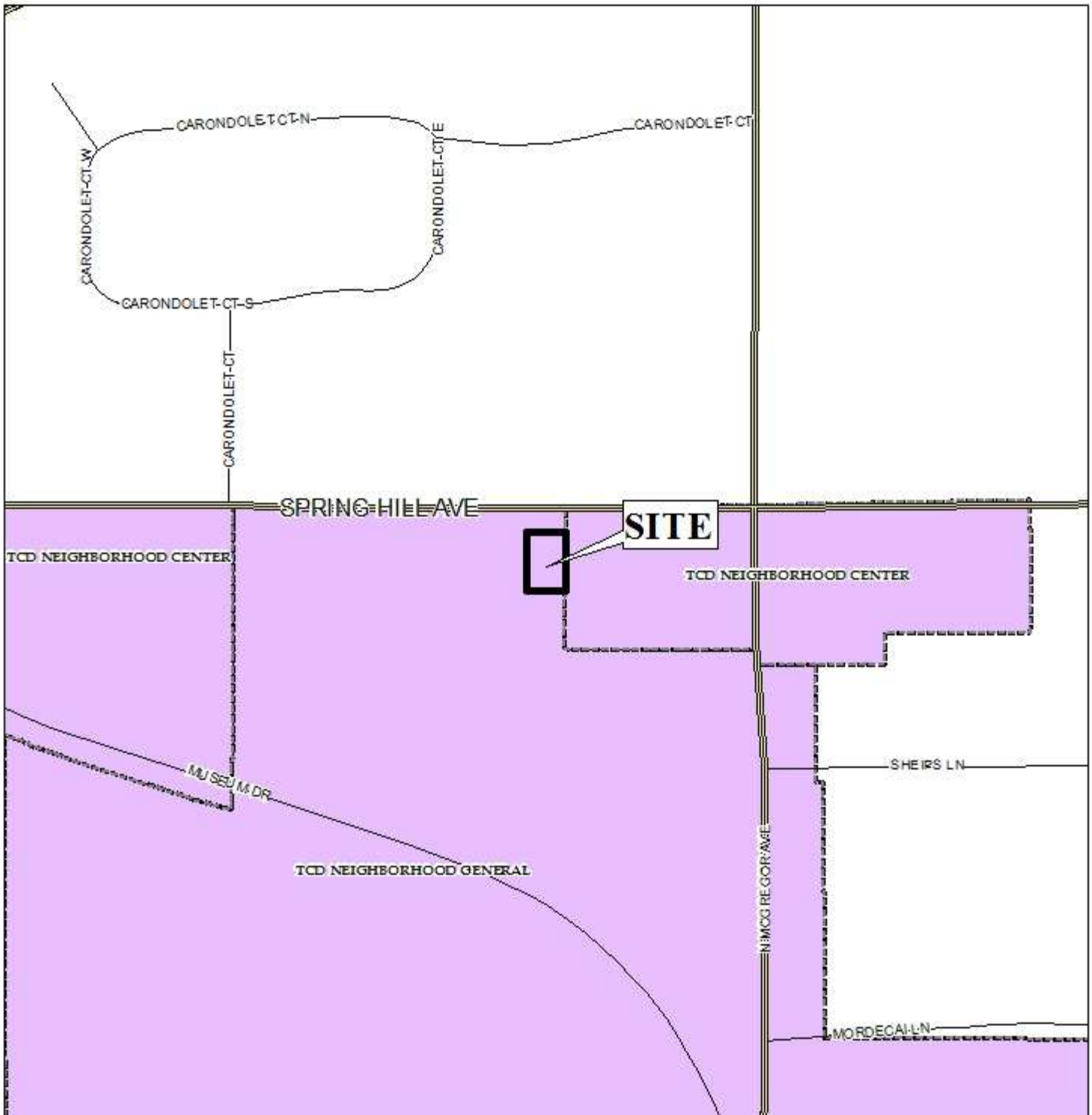
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the dedication to provide
- 2) placement of the lot size in square feet and acres;
- 3) placement of a note on the plat stating that the site is limited to the existing curb cut, with the size, design and location to be approved by Traffic Engineering, and to comply with AASHTO standards;
- 4) depiction of the 25-minimum building setback;
- 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: 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. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with the of the Storm Water Management and Flood Control Ordinance (Mobile City Code, Chapter 17 , Ordinance #65-007 & #65-045), latest edition. 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. Revision of the plat to label each lot with its size in acres and square feet, or the furnishing of a table on the Plat providing the same information. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.*)

Show and label each and every Right-Of-Way and easement. Provide and label the monument set or found at each subdivision corner. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. Provide the Surveyor's Certificate and Signature. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. Add a note that sidewalk is required to be repaired along the frontage of the LOT, at time of development. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);

- 6) *compliance with Traffic Engineering comments (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 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).);*
- 8) *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.); and*
- 9) *completion of the Subdivision process prior to any application for permits.*

LOCATOR MAP



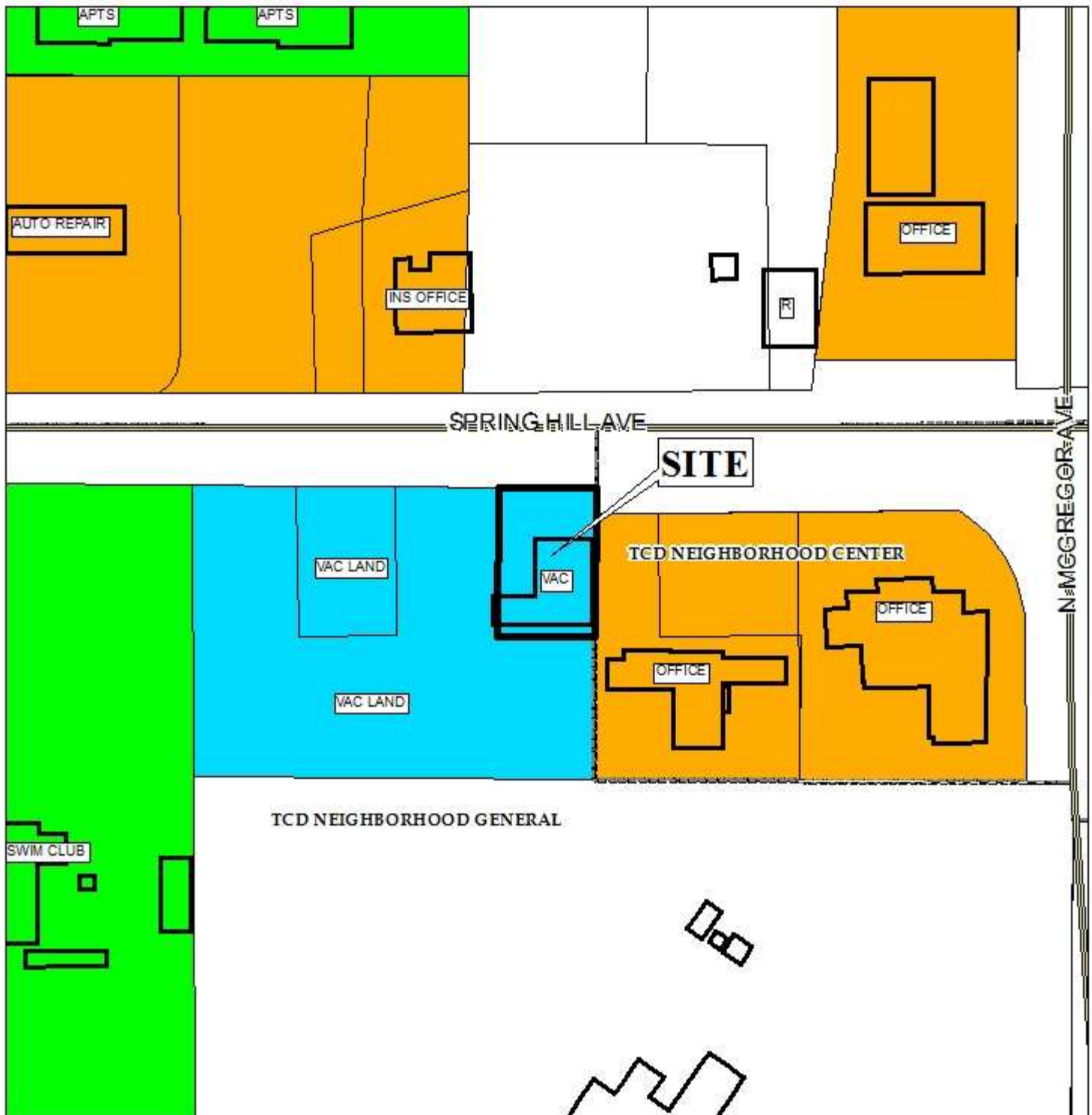
APPLICATION NUMBER 4 DATE October 2, 2014

APPLICANT Sheridan Subdivision

REQUEST Subdivision



SHERIDAN SUBDIVISION

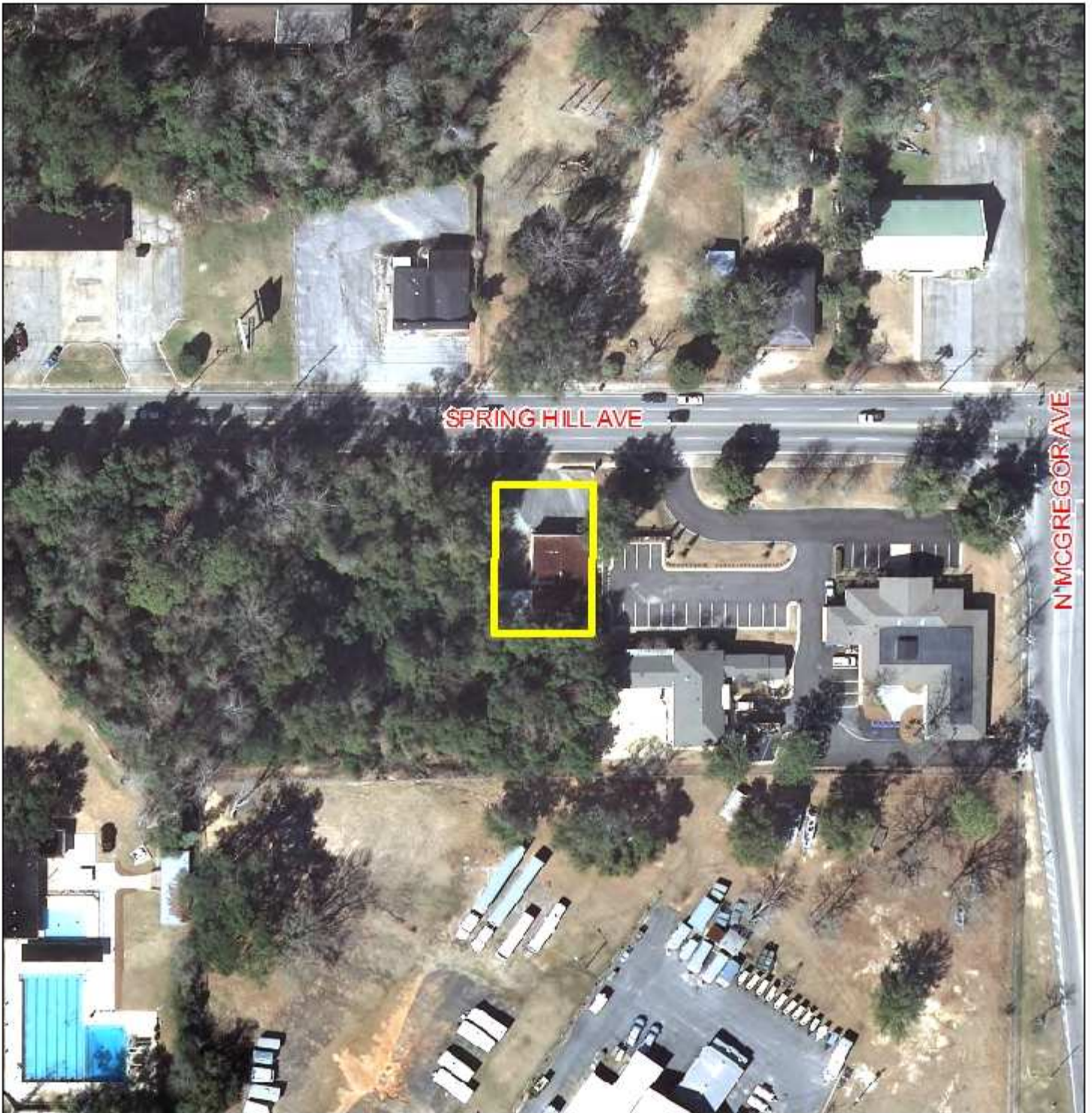


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



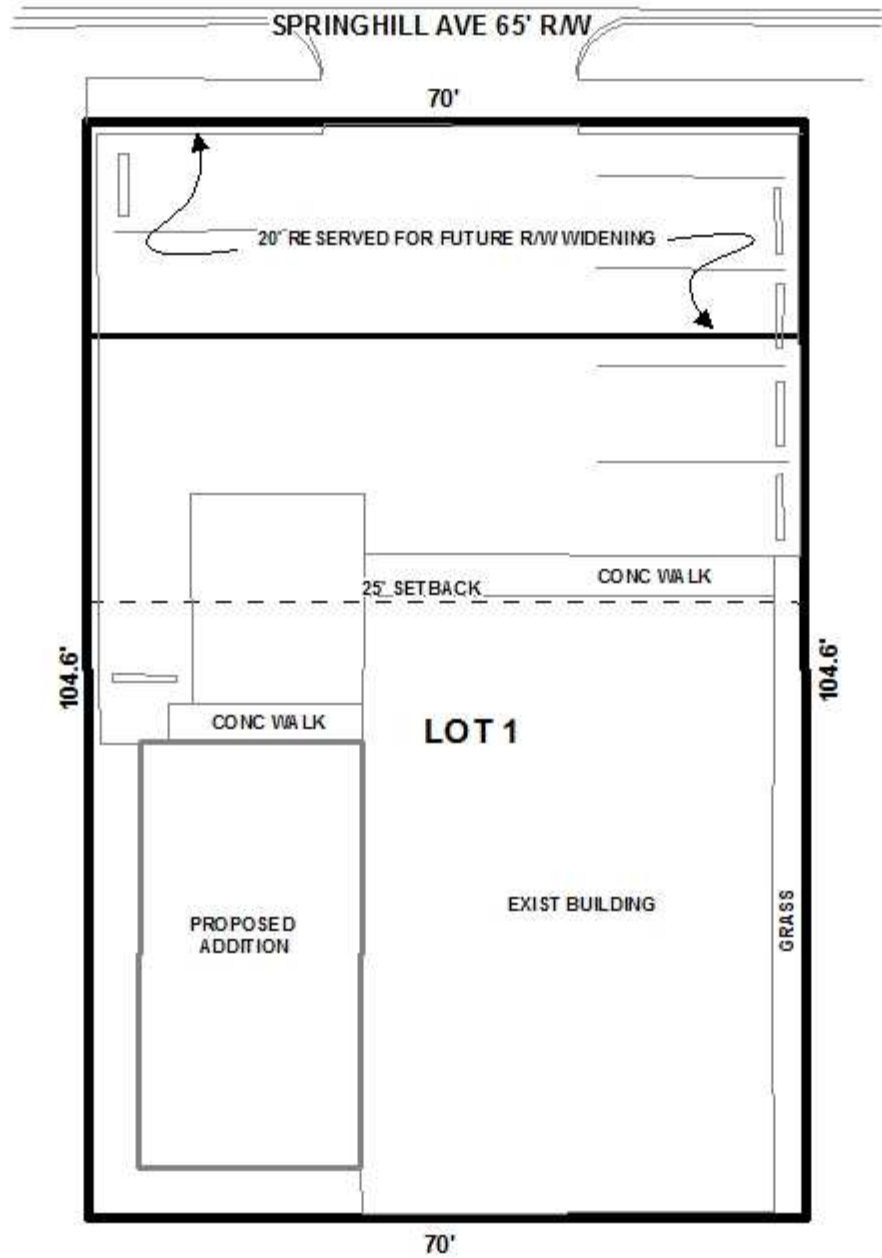
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DETAIL SITE PLAN



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