

HALE KIDS SUBDIVISION

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide a thicker subdivision boundary line. All the line weights appear to be similar.
- C. Provide the Surveyor's and Owner's (notarized) signatures.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #73) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 2,500 sf and LOT 2 – 2,200 sf.
- E. 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.
- F. 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.
- G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved.
- H. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- K. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: Driveway number, 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require

approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

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).

The plat illustrates the proposed 2-lot, 0.6± acre subdivision which is located on the South side of Irene Street, 141'± East of Avalon Street; and East side of Avalon Street, 85'± South of Irene Street, in Council District 7. The purpose of this application is to shift a shared property line between two (2) existing legal lots of record. The applicant states the site is served by public water and sanitary sewer services.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map, adopted on May 18, 2017 by the Planning Commission. The Future Land Use Plan and Map complements and provides additional detail to the Development Framework Maps in the Map for Mobile, adopted by the Planning Commission at its November 5, 2015 meeting.

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

It should be noted that the Future Land Use Plan and Map components of the Map for Mobile Plan are meant to serve as a general guide, not a detailed lot and district plan. In many cases the designation on the new Future Land Use Map may match the existing use of land, but in others the designated land use may differ from what is on the ground today. As such, the Future Land Use Plan and Map allows the Planning Commission and City Council to consider individual cases based on additional information such as the classification request, the surrounding development, the timing of the request, and the appropriateness and compatibility of the proposed use and, where applicable, the zoning classification.

Subdivision review examines the site with regard to promoting orderly development, protecting general health, safety and welfare, and ensuring that development is correlated with adjacent developments and public utilities and services, and to ensure that the subdivision meets the minimum standards set forth in the Subdivision Regulations for lot size, road frontage, lot configuration, etc.

As proposed, Lot 1 fronts Irene Street and Lot 2 fronts Avalon Street. Both are minor streets without curb and gutter illustrated on the preliminary plat as having substandard right-of-way widths of 41.5 feet. Section V.B.14. of the Subdivision Regulations requires a 60-foot right-of-way width for minor streets not provided with curb and gutter. As such, dedication to provide 30 feet from the centerline of each road would typically be required. However, it should be noted that at its meeting on October 16, 2003 the Planning Commission approved a subdivision request which directly abuts to the East of the subject site requiring dedication only to provide 25 feet from the centerline of Irene Street. This 50-foot right-of-way width is further supported by a previously approved subdivision located 181'± South of the subject site at the corner of Avalon Street and Stillwood Lane West. The Viola E Powe resubdivision was approved in 1968 illustrating a distance of 25 feet to the centerline of Avalon Street. As this is in keeping with the surrounding area, a similar right-of-way width would be recommended for the subject site, and as such, Lot 1 would not require any dedication at this time. However, the preliminary plat does not illustrate the distance to the centerline of Avalon Street from the Western boundary of Lot 2 and dedication to provide 25 feet from the centerline may be necessary. If approved, a waiver of Section V.B.14. of the Subdivision Regulation may appropriate, and the Final Plat should be revised to label the right-of-way width for both Irene Street and Avalon Street adjusted for dedication, as appropriate.

As per the Traffic Engineering comments, the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards.

As illustrated, both proposed lots will meet the minimum size requirements of the Subdivision Regulations and as such, the lot size label in both square feet and acres should be retained on the Final Plat or a table should be furnished on the Final Plat providing the same information. It should be noted that the preliminary plat illustrates a front setback for proposed Lot 1, but not proposed Lot 2. As such, the Final Plat should be revised to show a 25-foot minimum building setback along both frontages, adjusted for dedication, if necessary.

A 7.5-foot drainage and utility easement is indicated on the preliminary plat. This should be retained and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement without the permission of the easement holder.

Based on the preceding and with a waiver of Section V.B.14. of the Subdivision Regulations, this application is recommended for Tentative Approval subject to the following conditions:

- 1) Dedication to provide 25 feet from the centerline of Avalon Street, if applicable;
- 2) Revision of the Final Plat to label the right-of-way widths for both Irene Street and Avalon Street, adjusted for dedication, as appropriate;
- 3) Revision of the Final Plat to illustrate a 25-foot minimum building setback for Lot 2 along Avalon Street, adjusted for dedication, if applicable;
- 4) Retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information, adjusted for dedication;
- 5) Retention of the 7.5-foot utility and drainage easement on the Final Plat;
- 6) Placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;

- 7) compliance with the Engineering comments: (FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or 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. Provide a thicker subdivision boundary line. All the line weights appear to be similar. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 24 - #73) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 2,500 sf and LOT 2 – 2,200 sf. E. 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. F. 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. G. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of new development or construction, unless a sidewalk waiver is approved. H. Add a note to the plat stating that all proposed detention facilities, common areas, and wetlands shall be the responsibility of the Property Owner(s), and not the responsibility of the City of Mobile. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. K. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);
- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 9) compliance with the 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 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.); and
- 10) compliance with the 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).).

Revised for the October 15th meeting:

After discussion, the Planning Commission heldover the application until the October 15th meeting, at the request of the applicant. No additional information or revised documents were provided to staff. As such, staff recommendation remains the same.

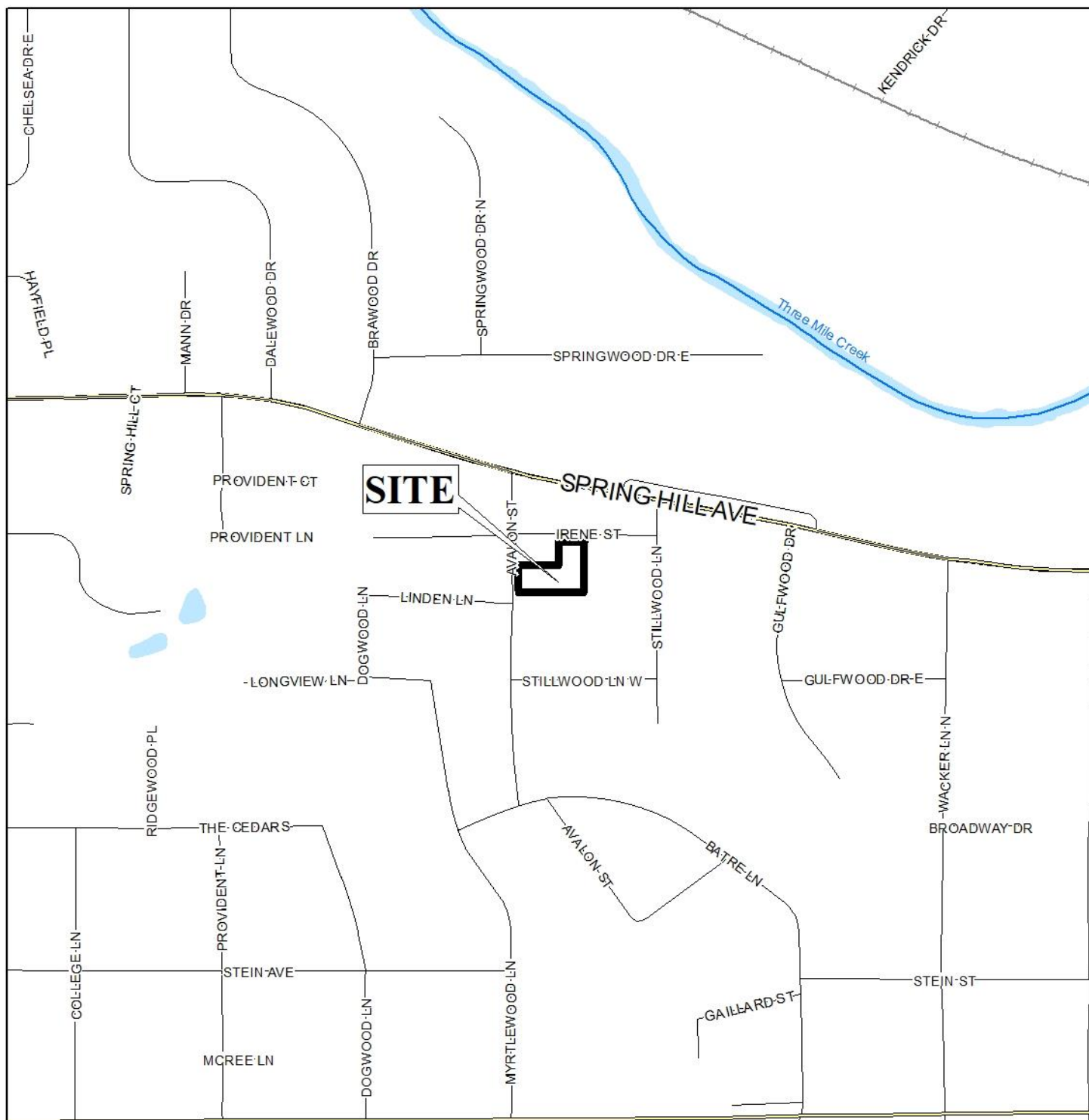
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- 1) Dedication to provide 25 feet from the centerline of Avalon Street, if applicable;*
- 2) Revision of the Final Plat to label the right-of-way widths for both Irene Street and Avalon Street, adjusted for dedication, as appropriate;*
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LOCATOR MAP



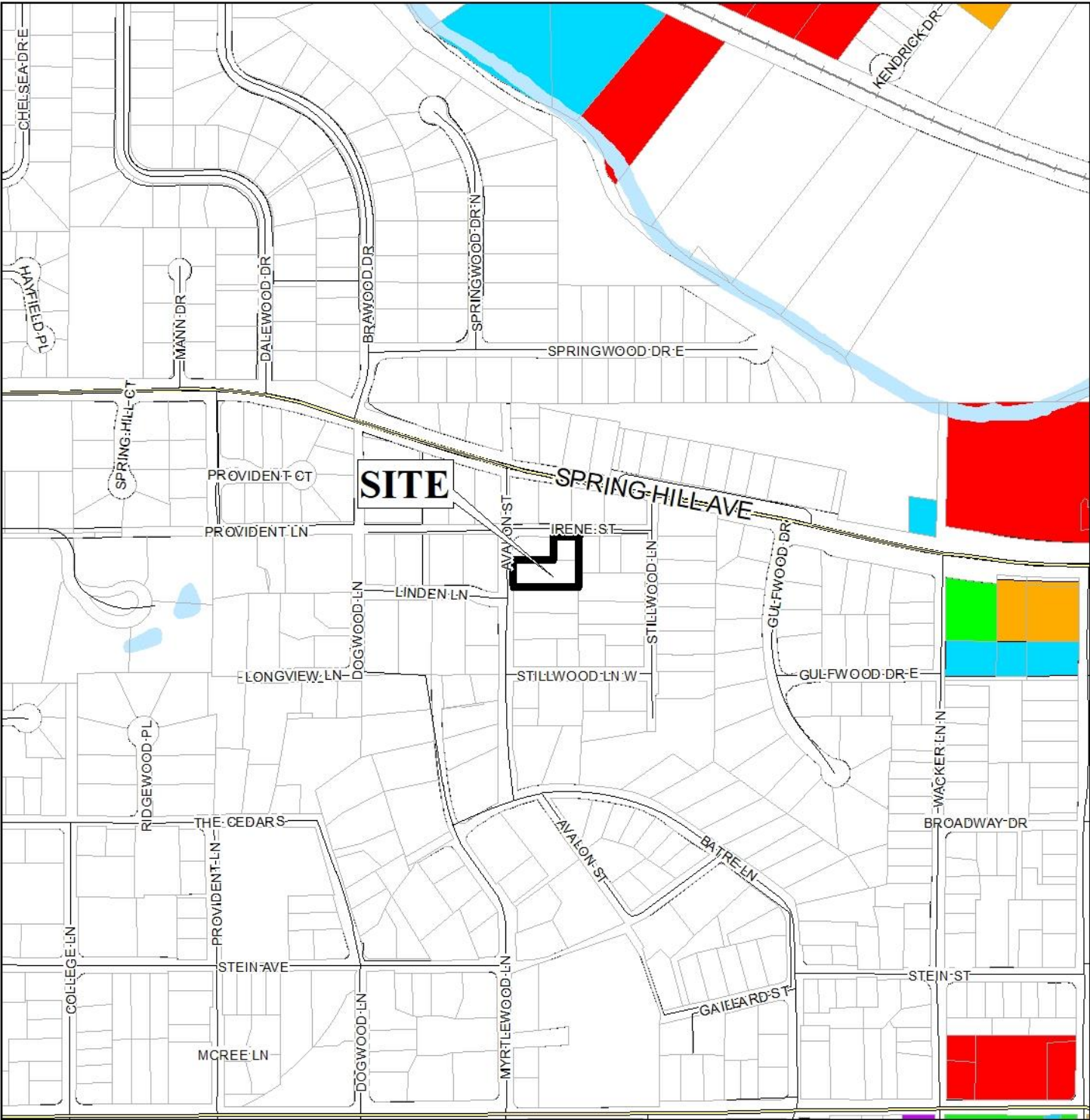
APPLICATION NUMBER 1 DATE October 15, 2020

APPLICANT Hale Kids Subdivision

REQUEST Subdivision



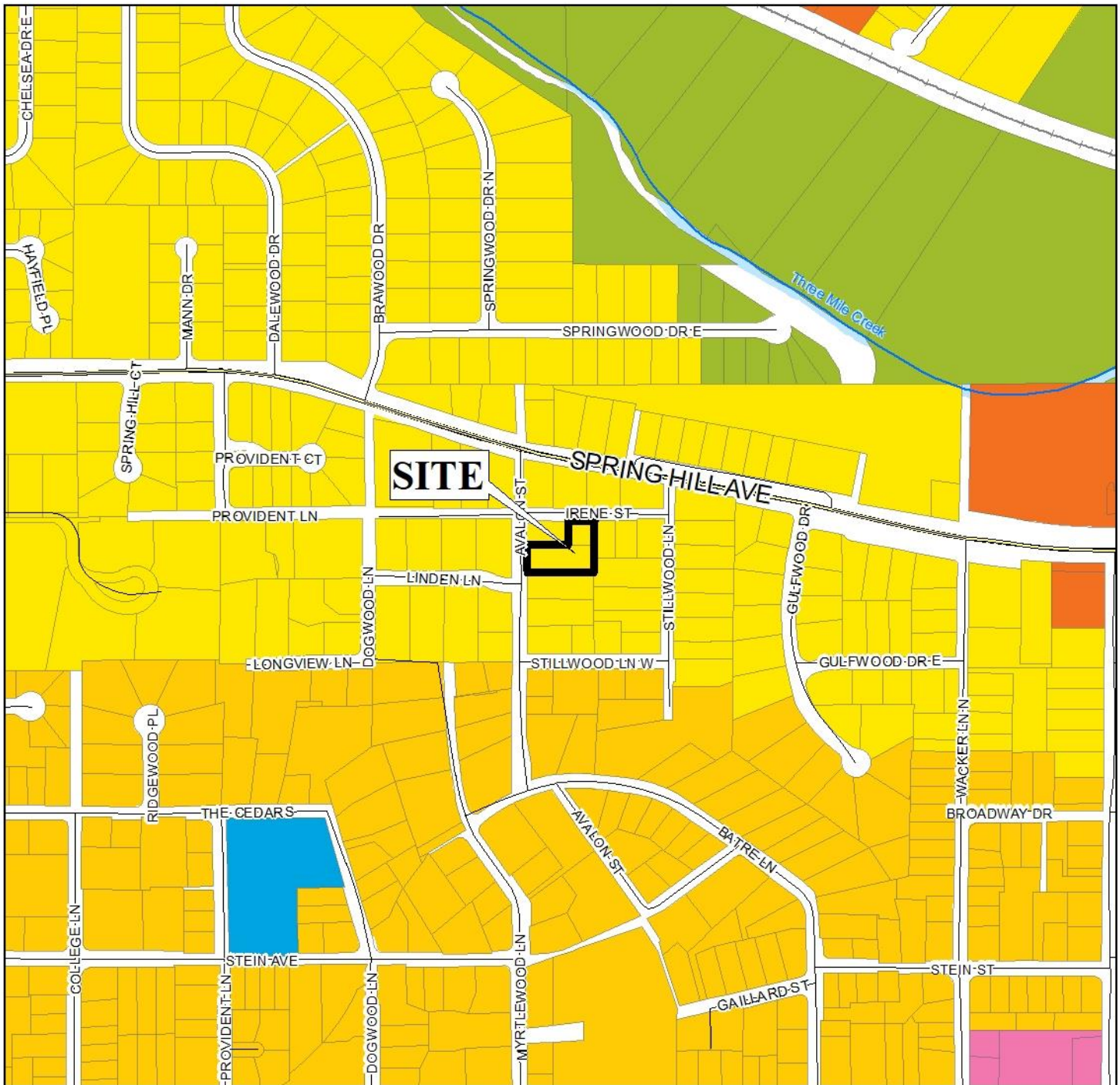
LOCATOR ZONING MAP



APPLICATION NUMBER 1 DATE October 15, 2020
APPLICANT Hale Kids Subdivision
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FLUM LOCATOR MAP



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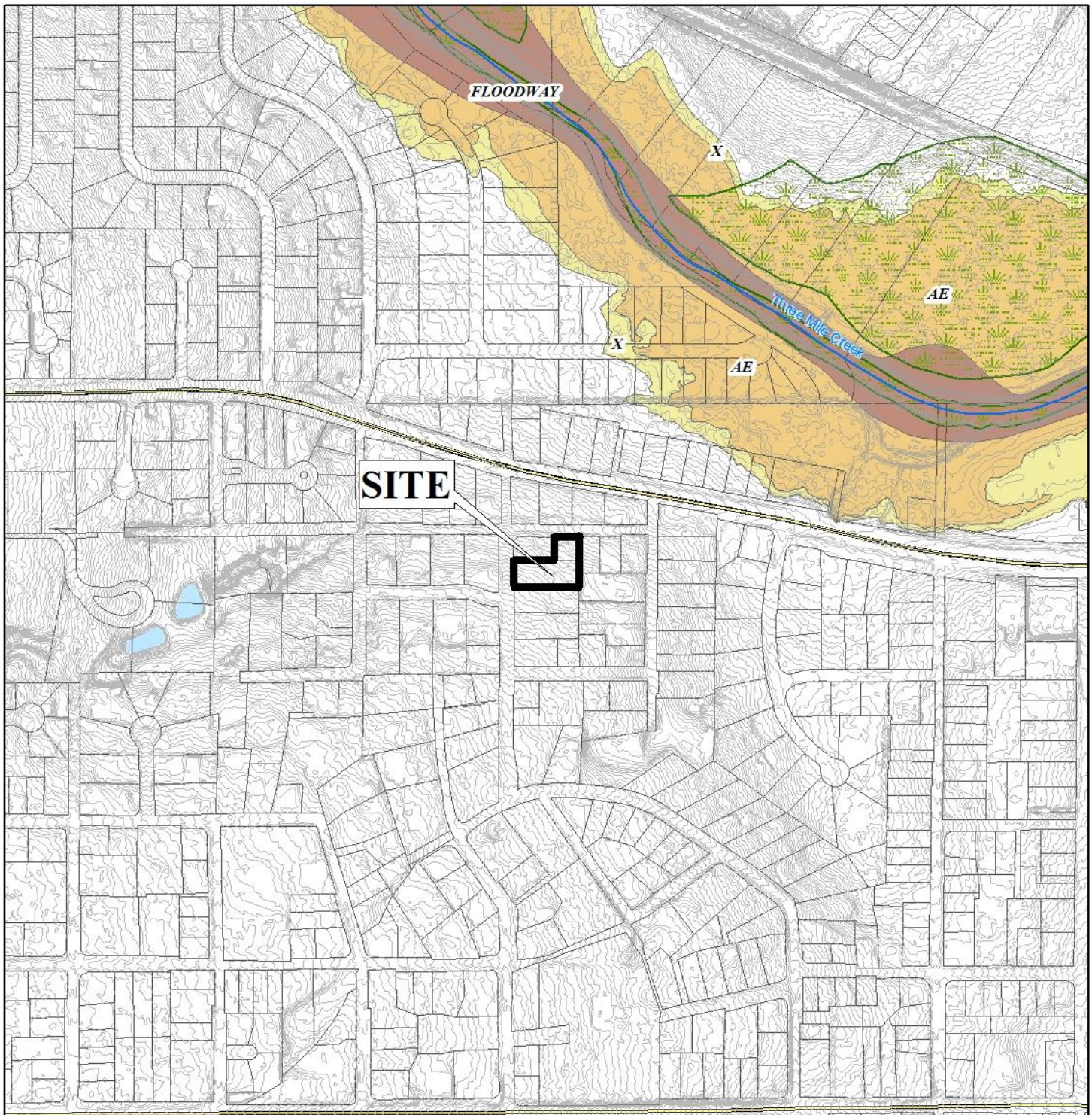
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- | | | | |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential | Neighborhood Center - Traditional | Downtown Waterfront | Parks & Open Space |
| Mixed Density Residential | Neighborhood Center - Suburban | Light Industry | Water Dependent |
| Downtown | Traditional Corridor | Heavy Industry | |
| District Center | Mixed Commercial Corridor | Institutional | |



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 1 DATE October 15, 2020

APPLICANT Hale Kids Subdivision

REQUEST Subdivision



HALE KIDS SUBDIVISION



APPLICATION NUMBER 1 DATE October 15, 2020

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



NTS

HALE KIDS SUBDIVISION

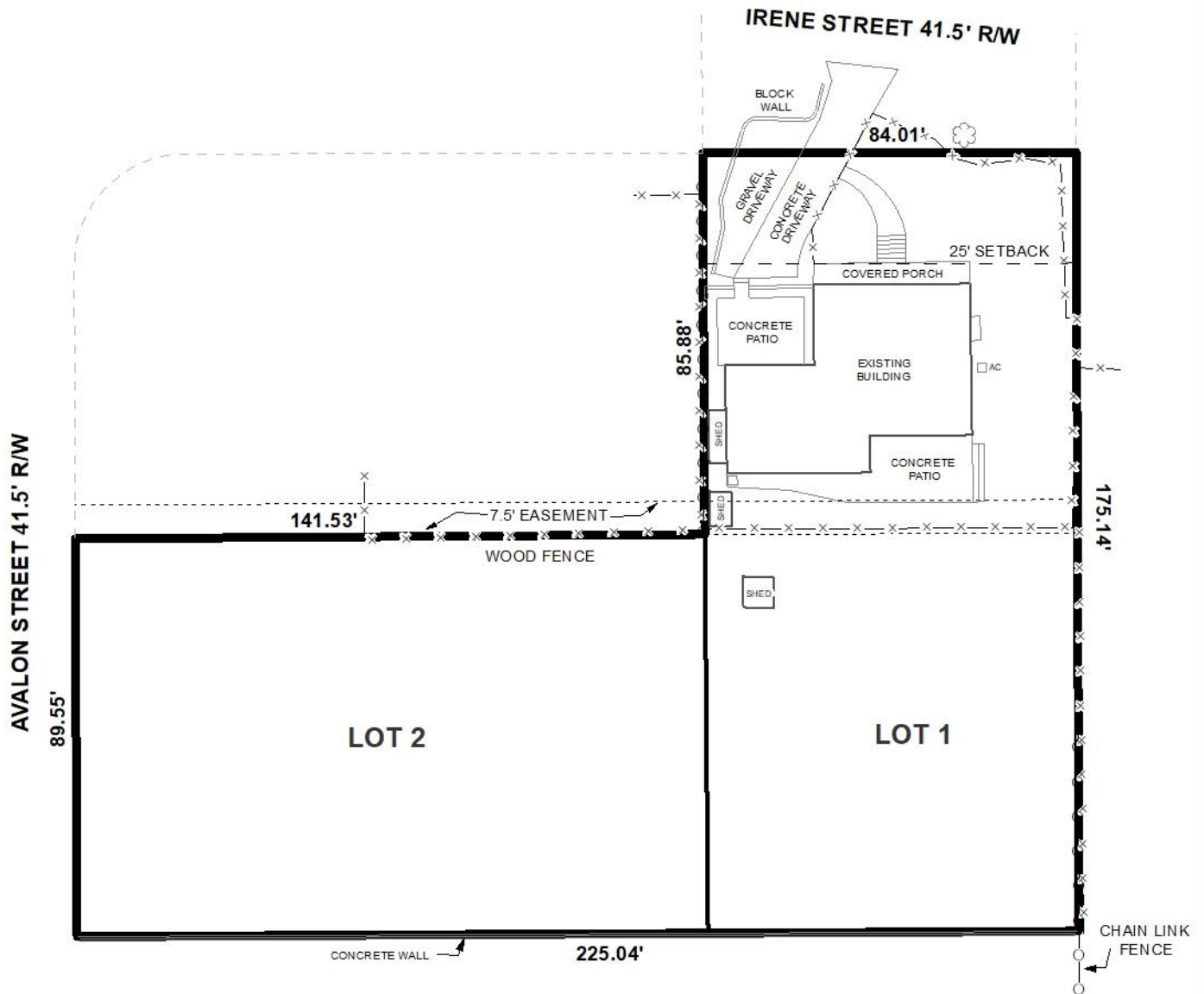


APPLICATION NUMBER 1 DATE October 15, 2020



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE October 15, 2020

APPLICANT Hale Kids Subdivision

REQUEST Subdivision

