

RIVERVIEW SUBDIVISION RESUBDIVISION OF LOT 13, REPLAT OF LOT 1

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. Delete the note "25' ADDITIONAL R.O.W RESERVED FOR FUTURE PURCHASE BY CITY OF MOBILE..." from the FINAL PLAT.
- C. Show and label the existing ROW and the property that is being dedicated as Public ROW.
- D. Delete "LOW AREA (PER GIS)" or define in a note or LEGEND.
- E. National Wetlands Inventory (NWI) mapping, as shown on the City of Mobile GIS information, indicates that there is potential for wetlands within the property shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- G. Show and label all flood zones. The proposed lot currently lies in an AE (el. 10) flood zone. The proposed "preliminary" FEMA maps (proposed to go into effect sometime in 2019) indicate that the flood zones located on this lot are proposed to be VE (el 14) and AE (el 11). For additional information go to <https://alabamaflood.com/map> or <https://maps.cityofmobile.org/arcgis/apps/webappviewer/index.html?id=29dd9da2bfa34338b884fc216ada0999&level=2>
- H. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1-A.
- I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.

- P. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.

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-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 preliminary plat illustrates the proposed 1-lot, 0.6± acre subdivision which is located on the West side of Scenic Drive, 2/10 mile± South of Harbor View Court within Council District 3. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to remove a note on the previously recorded plat which states, “25’ additional right-of-way reserved for future purchase by the City of Mobile”.

The site has been given a Low Density Residential (LDR) land use designation, per the recently adopted Future Land Use Plan and Map. 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 semidetached, 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.

The proposed lot fronts Scenic Drive, a minor street, requiring 50' right-of-way width. The preliminary plat illustrates a compliant 50' right-of-way width to Scenic Drive and, if approved, should be retained on the Final Plat. It should also be noted that the preliminary plat illustrates "5' additional right-of-way to be dedicated for future widening" which appears to be referencing the previous dedication, and should be removed as Scenic Drive has sufficient right-of-way.

A 25-foot minimum building setback line is depicted on the preliminary plat along Scenic Drive. If approved, the 25' front setback should be retained on the Final Plat.

The proposed lot exceeds the 7,200 square foot minimum lot size requirements for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot size in square feet and acres. If approved, the lot size information should be retained on the Final Plat.

As a means of access management, a note should be placed on the Final Plat, if approved, stating that the lot is limited to one curb cut, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

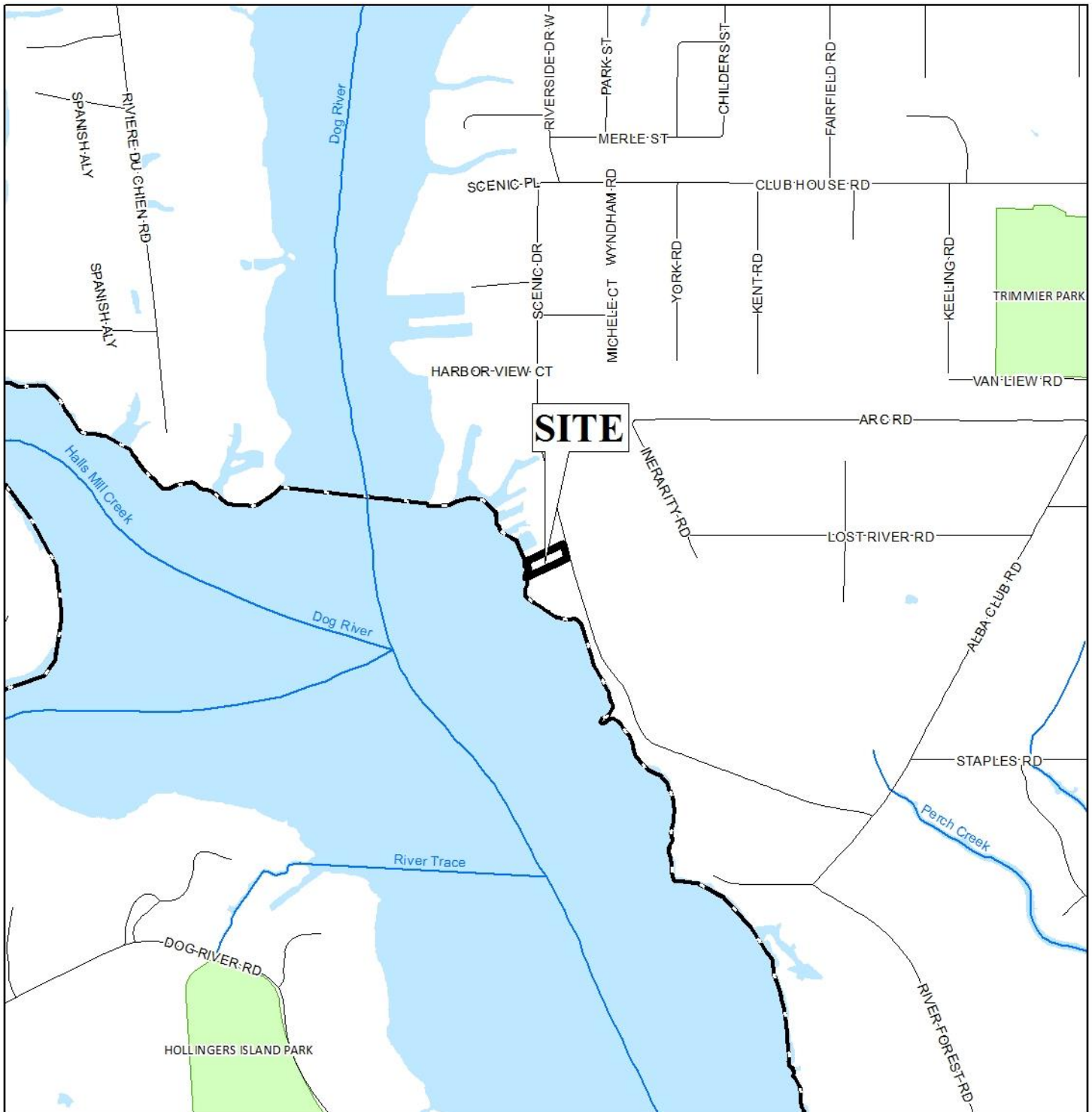
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 50' right-of-way width along Scenic Drive;
- 2) Retention of the 25' minimum building setback along Scenic Drive;
- 3) Removal of the note regarding the 5' additional right-of-way dedication along Scenic Drive;
- 4) Retention of lot size information in both square feet and acres;
- 5) Placement of a note on the Final Plat stating the following Traffic Engineering comments: *"Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards."*;
- 6) Compliance with 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. Delete the note "25' ADDITIONAL R.O.W RESERVED FOR FUTURE PURCHASE BY CITY OF MOBILE..." from the FINAL PLAT. C. Show and label the existing ROW and the property that is being dedicated as Public ROW. D. Delete "LOW AREA (PER GIS)" or define in a note or LEGEND. E. National Wetlands Inventory (NWI) mapping, as shown on the City of Mobile GIS information, indicates that there is potential for wetlands within the property shown on this plat. Show and label the delineated wetlands, or provide a note stating that the wetlands shown on this plat are scaled from the NWI data*

and have not been delineated. F. Provide a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. G. Show and label all flood zones. The proposed lot currently lies in an AE (el. 10) flood zone. The proposed "preliminary" FEMA maps (proposed to go into effect sometime in 2019) indicate that the flood zones located on this lot are proposed to be VE (el. 14) and AE (el. 11). For additional information go to <https://alabamaflood.com/map> or <https://maps.cityofmobile.org/arcgis/apps/webappviewer/index.html?id=29dd9da2bfa34338b884fc216ada0999&level=2> H. Show and label the MFFE (Minimum Finished Floor Elevation) on LOT 1-A. I. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. J. 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. K. 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. L. 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. M. 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. N. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. O. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. P. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the red-line markup, the ORIGINAL (with all other signatures) and one (1) copy of the revised original (signatures not required) of the revised Final Plat to the Engineering Department.);

- 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 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
- 8) Compliance with Fire Department comments and placement of a note (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



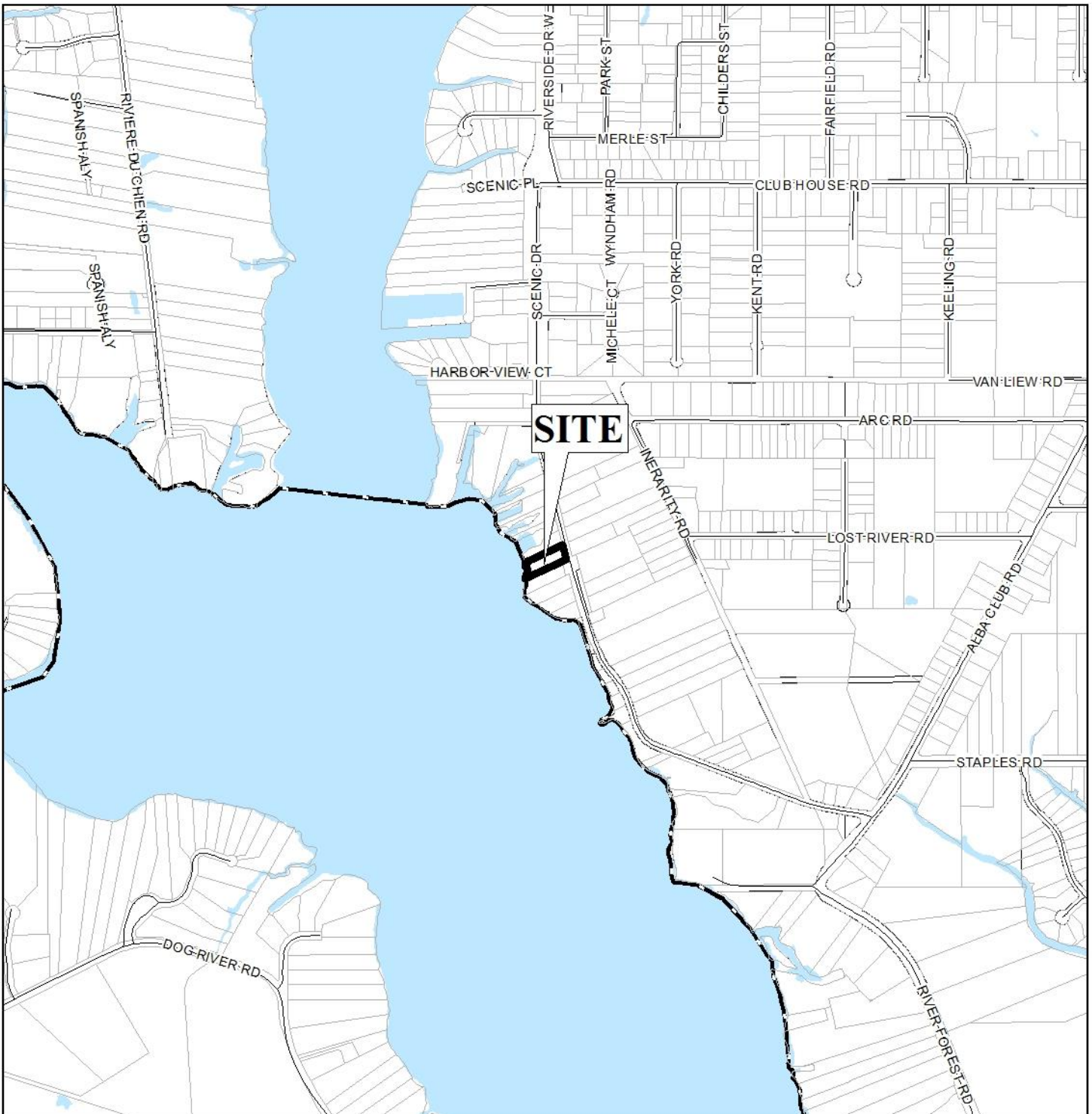
APPLICATION NUMBER 1 DATE February 7, 2019

APPLICANT Riverview Subdivision Resubdivision of Lot 13, Replat of Lot 1

REQUEST Subdivision



LOCATOR ZONING MAP



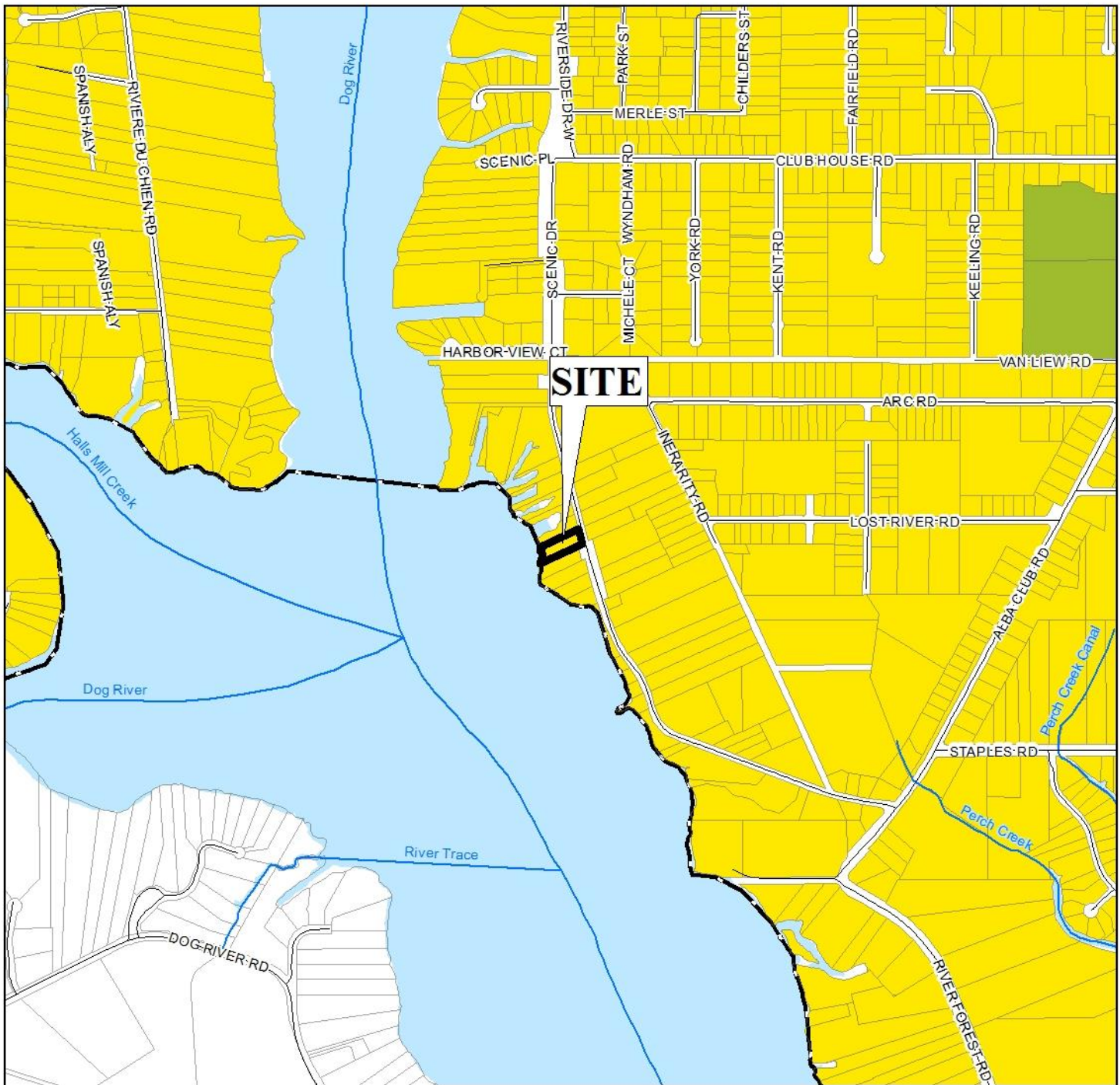
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REQUEST Subdivision



FLUM LOCATOR MAP



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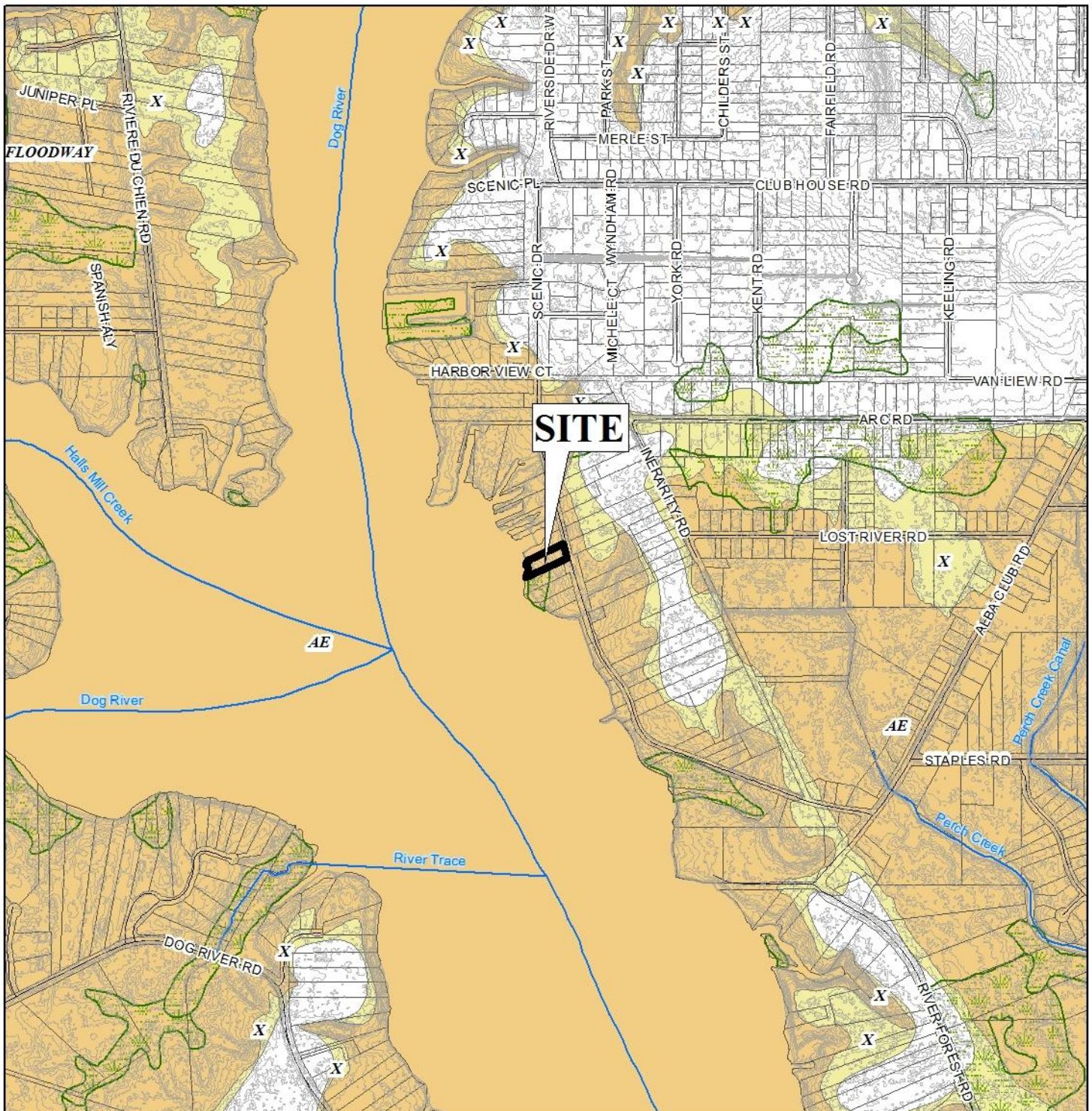
REQUEST Subdivision

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	



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ENVIRONMENTAL LOCATOR MAP



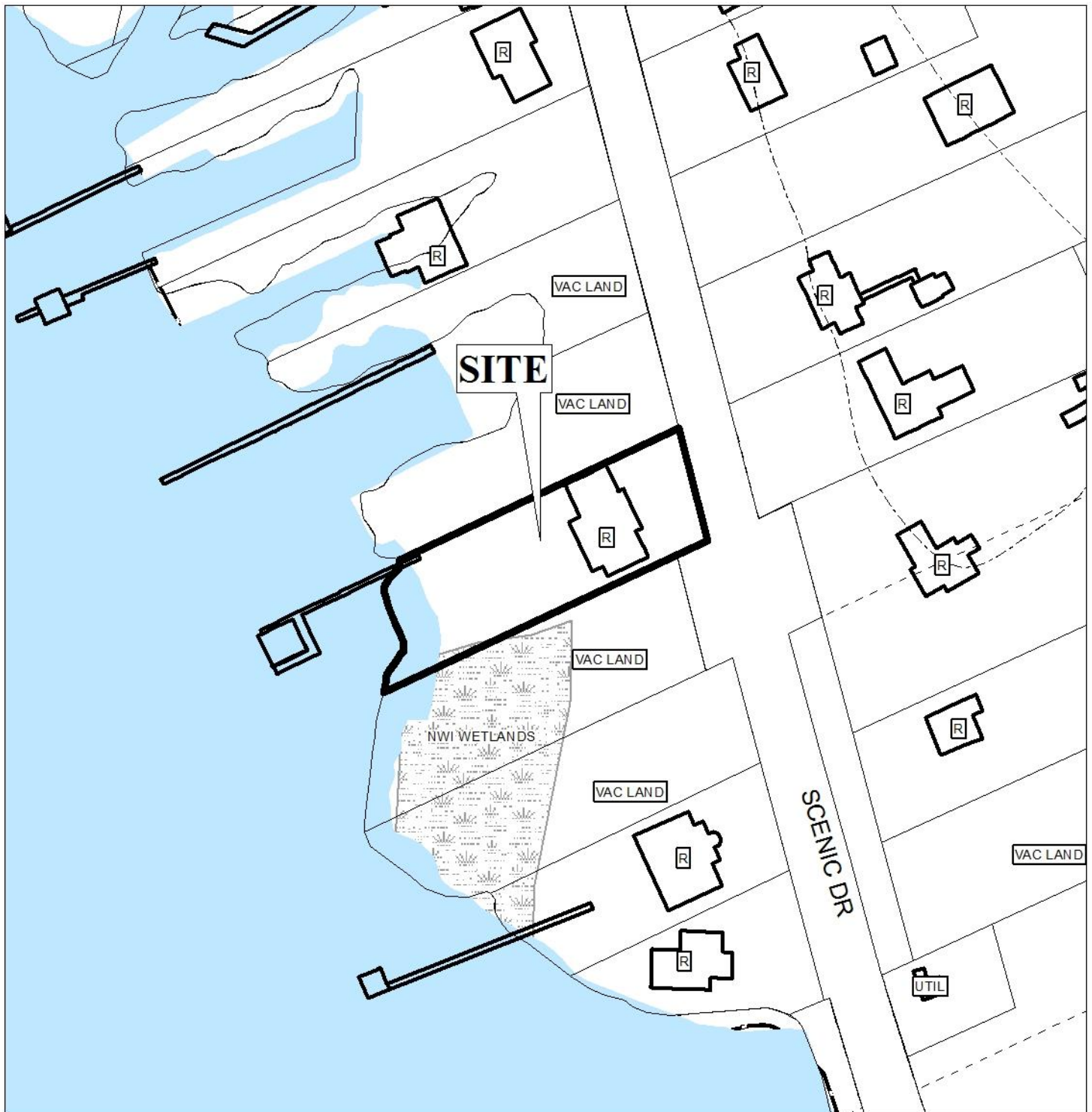
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APPLICANT Riverview Subdivision Resubdivision of Lot 13, Replat of Lot 1

REQUEST Subdivision



RIVERVIEW SUBDIVISION, RESUBDIVISION OF LOT 13, REPLAT OF LOT 1



APPLICATION NUMBER 1 DATE February 7, 2019

 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



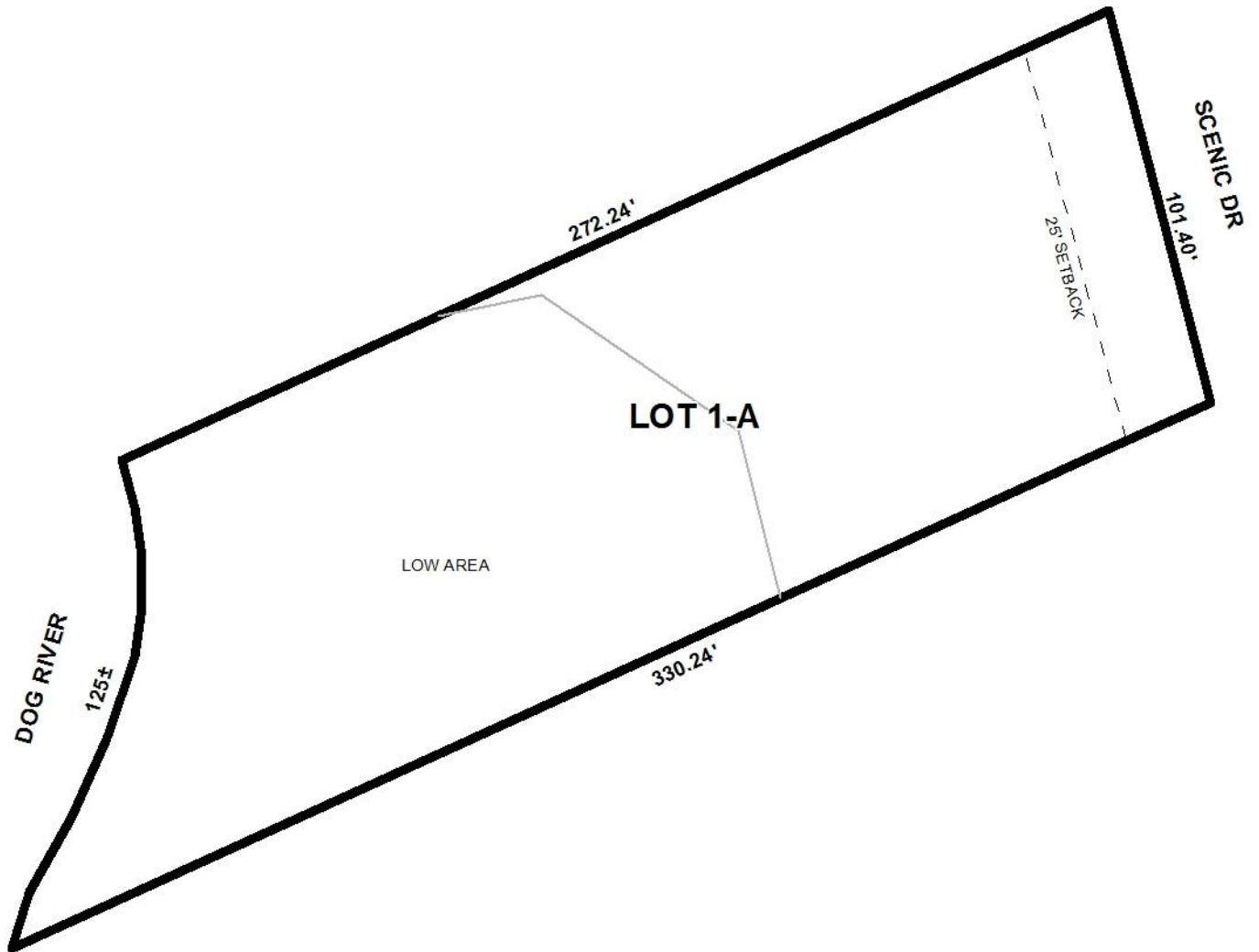
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APPLICATION NUMBER 1 DATE February 7, 2019



DETAIL SITE PLAN



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REQUEST Subdivision



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