

FRIESON 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 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.
- C. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- D. Show and label all flood zones.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. Provide and label the monument set or found at each subdivision corner.
- G. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- H. Provide the Surveyor's Certificate.
- 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 easements shall remain in effect until vacated through the proper Vacation process.
- N. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

Traffic Engineering Comments: Lot is limited to two curb cuts to Newton Drive 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 2015-116 and City Code Chapters 57 and 64).

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).

MAWSS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 1.0± acre subdivision located at the West side of Newton Drive, 60'± North of Riverside Drive, in Council District 3. The applicant states that the subdivision is served by public water and sanitary sewer systems. The purpose of this application is to create a single legal lot of record from one (1) tax parcel.

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 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 complete neighborhood, developed at a walkable, bike-able 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 site was originally the subject of a 5-lot subdivision approved at the August 24, 1955 meeting of the Planning Commission and recorded in Mobile County Probate Court on December 02, 1955. Since that time a portion of the lot line between the subject site and the legal lot to the North was altered, without Planning Commission approval, effectively altering the legal description of the property. As such, a revised plat illustrating the alteration is required to be recorded in Mobile County Probate Court prior to the construction of a proposed dwelling on the property; hence, the application at hand.

The proposed lot has frontage on Newton Drive, a minor paved street without curb and gutter requiring a 60' right-of-way width. The preliminary plat illustrates a 50' right-of-way and is consistent with the original recorded plat of the parent subdivision. As such, if approved, this information should be retained on the Final Plat. It should be noted that approval will require a waiver of Section V.B.14. of the Subdivision Regulations regarding right-of-way widths.

As a means of access management, a note should be required on the Final Plat stating the lot is limited to two curb cuts to Newton Drive with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat illustrates the 25' minimum building setback line along Newton Drive and should be retained on the Final Plat, if approved.

The lot is irregular in shape, as is common among proximal lots approved by the Planning Commission, but nevertheless meets the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer systems. Its size is appropriately labeled in square feet and acres on the preliminary plat and, if approved, should be retained on the Final Plat; or, provision of a table with the same information should suffice.

It should be noted that the preliminary plat provided does not contain signature blocks for the property owner(s) or for those responsible for its review. As such, the plat should be revised to include signature blocks for the property owner(s), and for the Planning and Zoning, City Engineering, and City Traffic Engineering departments.

Finally, a tributary of Dog River extends into the West portion of the proposed lot. As such, wetlands associated with the river may occur on the site, and the area may, therefore, be environmentally sensitive. Approval of applicable federal, state and local agencies may be required prior to the issuance of any permits or land disturbance activities.

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

- 1) placement of a note on the Final Plat stating the lot is limited to two (2) curb cuts to Newton Drive, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 2) retention of the 25' minimum building setback along Newton Drive;
- 3) retention of the lot's size labeled in square feet and acres on the Final Plat, or provision of a table providing the same information on the Final Plat;
- 4) provision of signature blocks for the property owner(s), and for the Planning and Zoning, City Engineering, and City Traffic Engineering departments;
- 5) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 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) 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. C) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. D) Show and label all flood zones. E) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F) Provide and label the monument set or found at each subdivision corner. G) Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. H) Provide the Surveyor's Certificate. 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 easements shall remain in effect until vacated through the proper Vacation process. N) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);*
- 7) *compliance with Traffic Engineering comments: (Lot is limited to two curb cuts to Newton Drive 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 2015-116 and City Code Chapters 57 and 64).); and,*
 - 9) *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 1 DATE February 1, 2018

APPLICANT Frieson Subdivision

REQUEST Subdivision



NTS

LOCATOR ZONING MAP



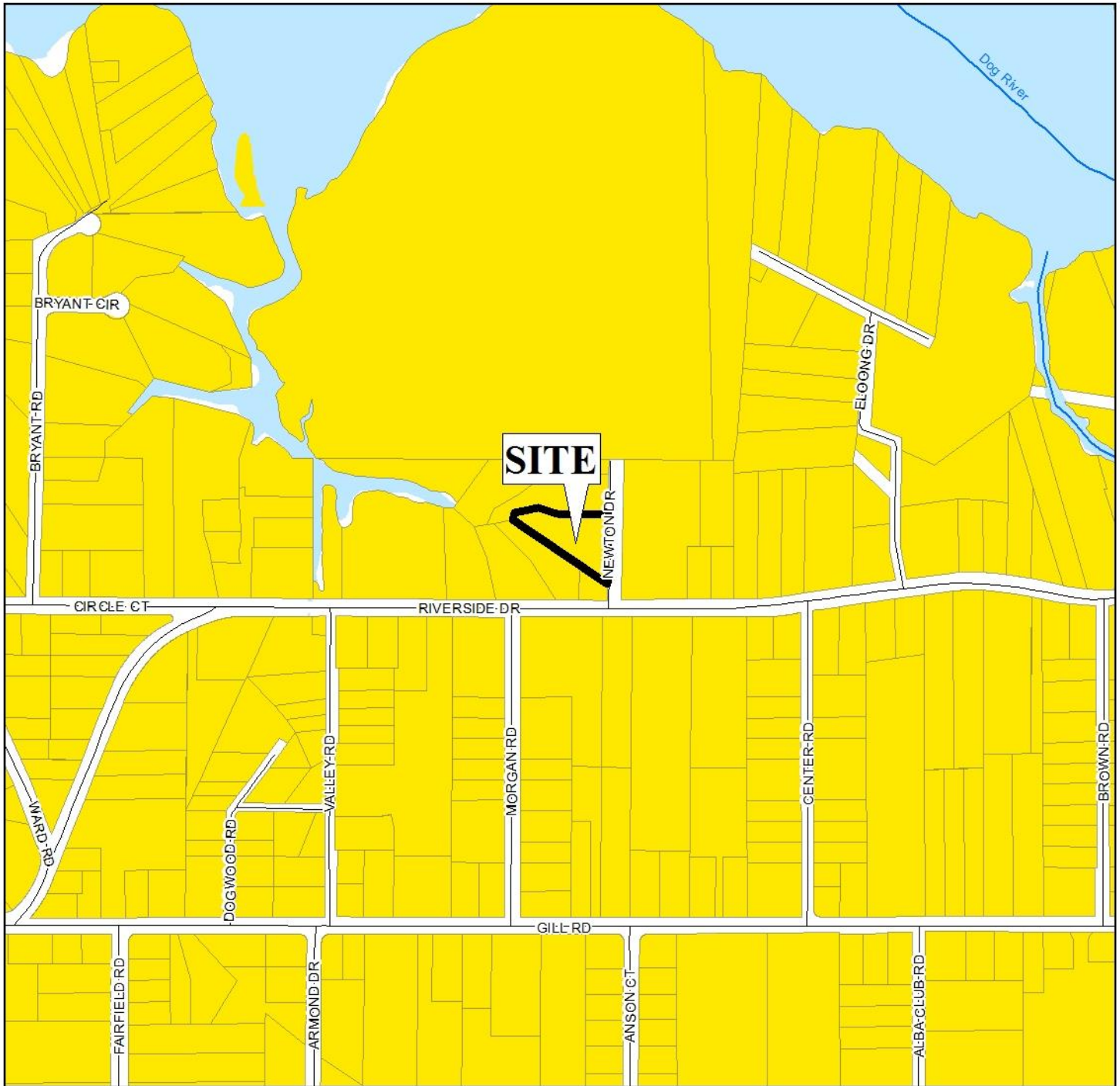
APPLICATION NUMBER 1 DATE February 1, 2018

APPLICANT Frieson Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 1 DATE February 1, 2018

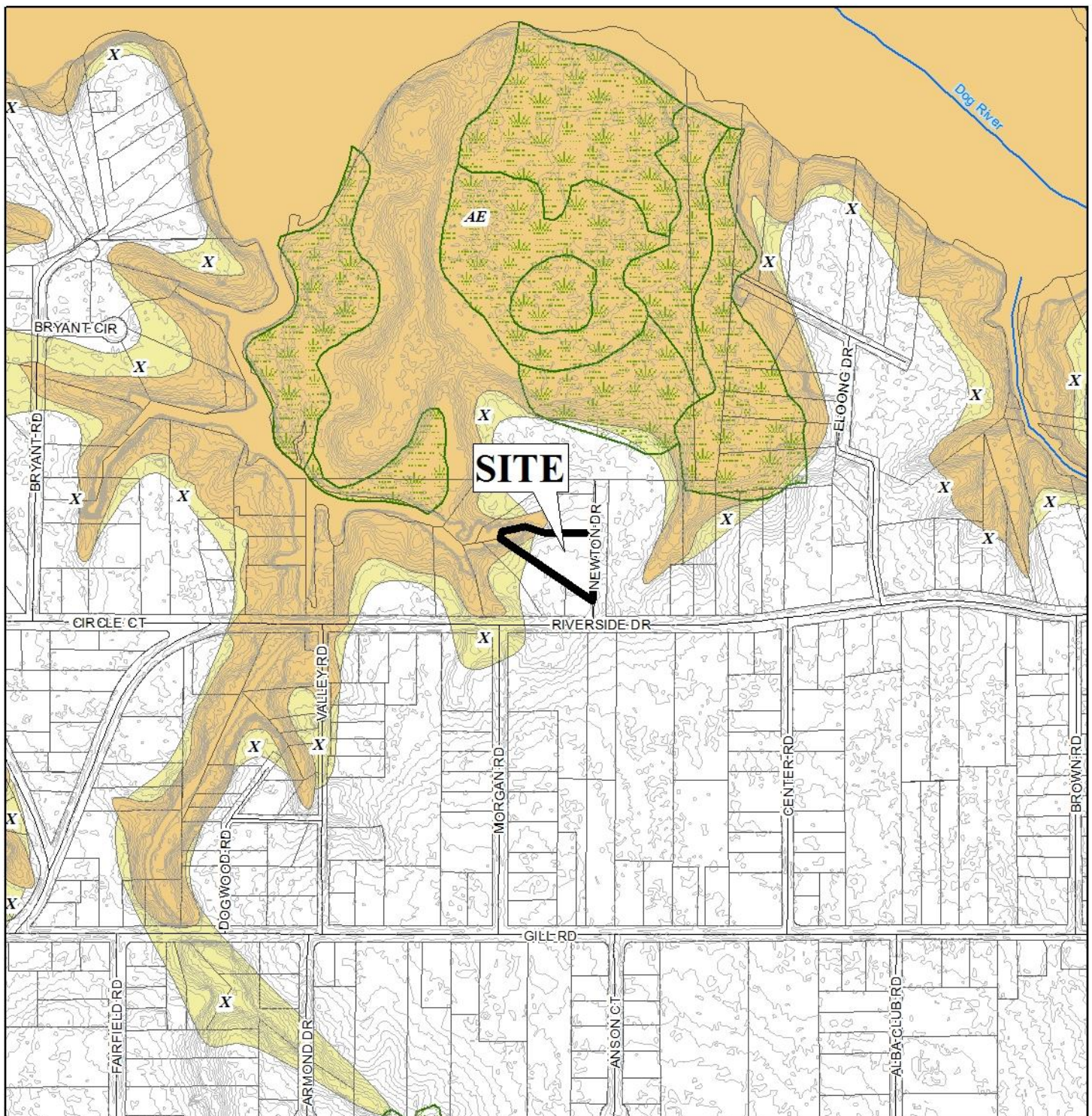
APPLICANT Frieson Subdivision

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	



ENVIRONMENTAL LOCATOR MAP



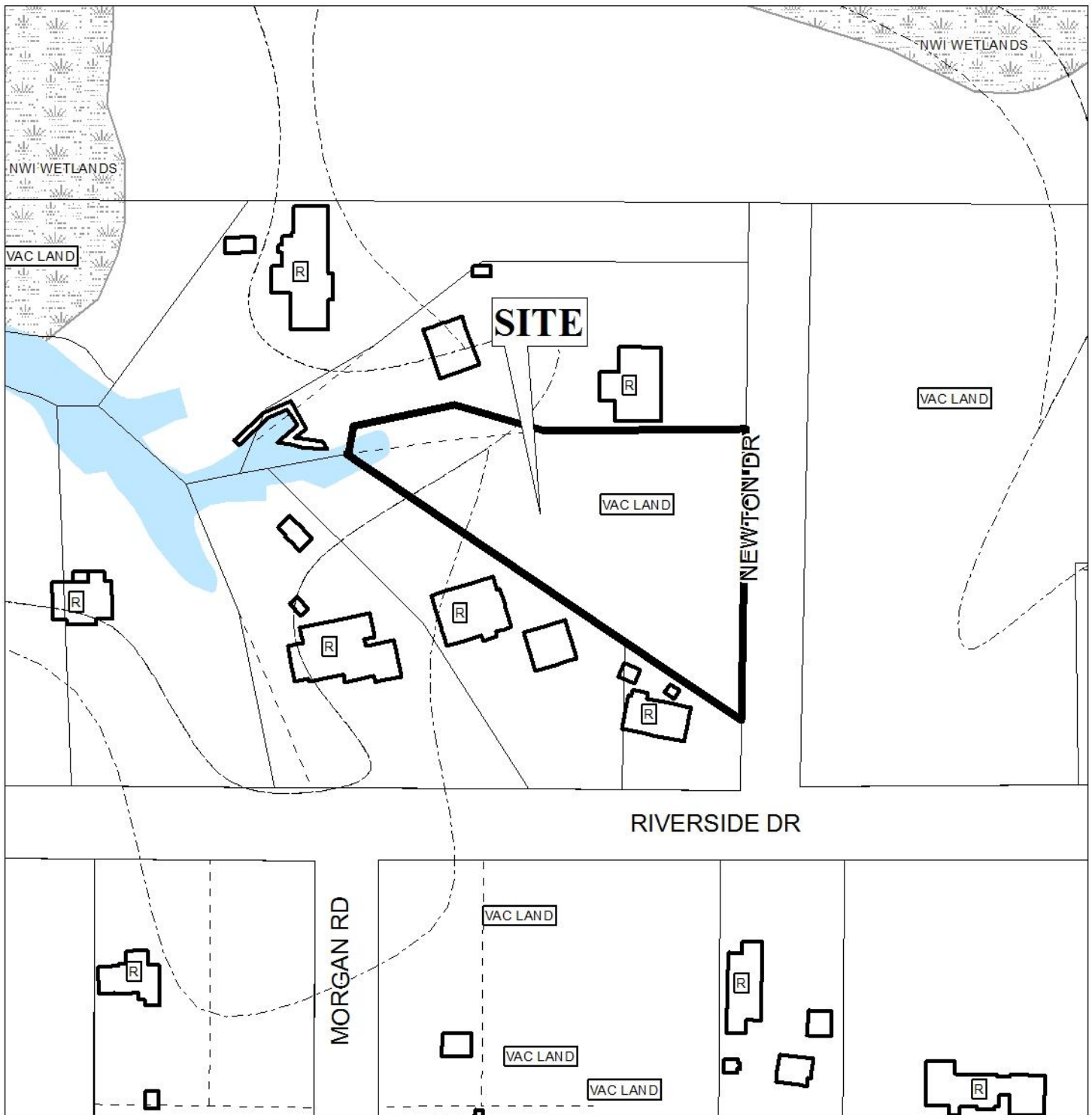
APPLICATION NUMBER 1 DATE February 1, 2018

APPLICANT Frieson Subdivision

REQUEST Subdivision



FRIESON SUBDIVISION



APPLICATION NUMBER 1 DATE February 1, 2018

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



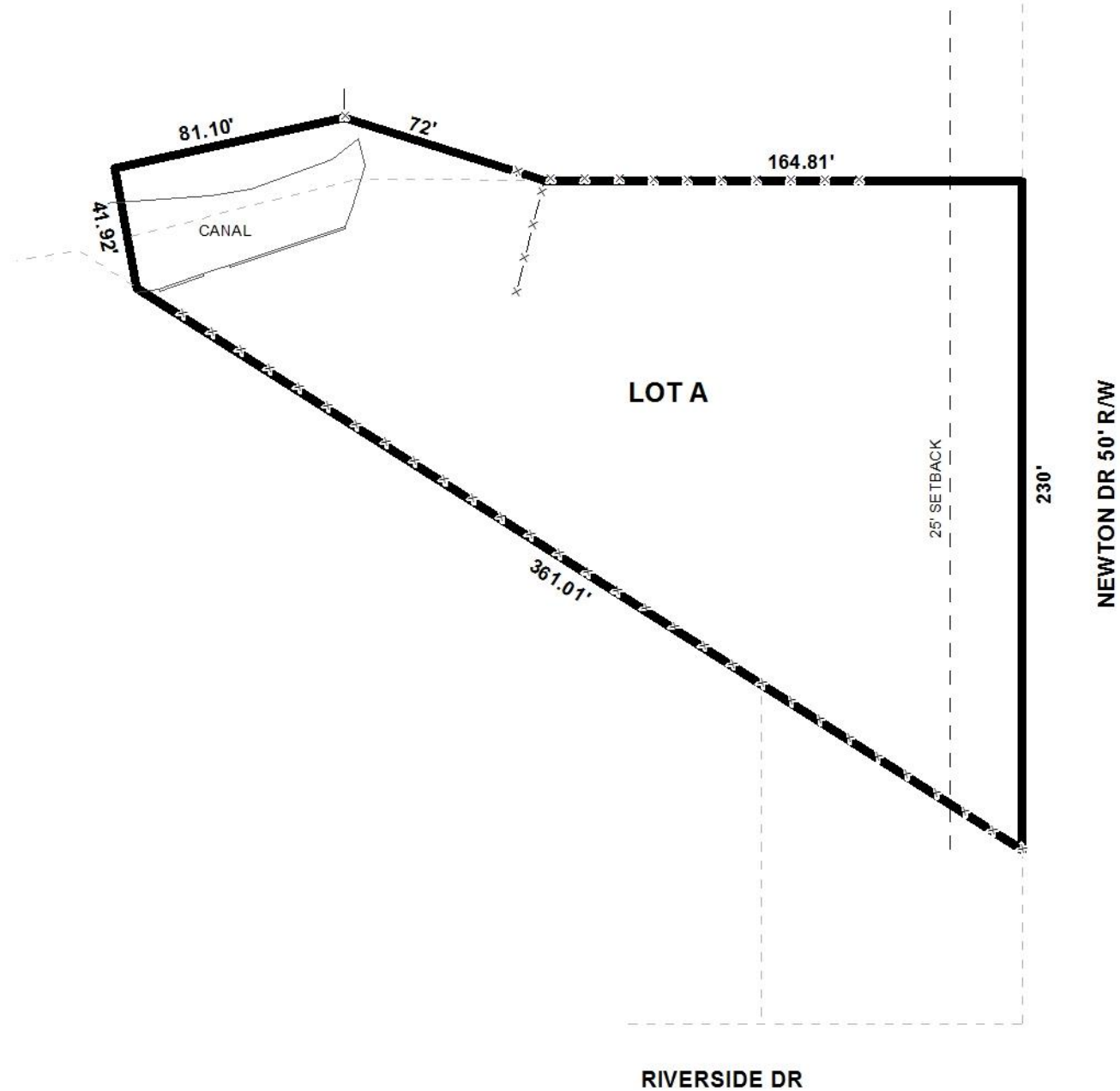
FRIESON SUBDIVISION



APPLICATION NUMBER 1 DATE February 1, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 1 DATE February 1, 2018

APPLICANT Frieson Subdivision

REQUEST Subdivision



