

LEES LANE SUBDIVISION, PHASE 1

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. Add legible street names to the vicinity map. Text was too small.
- C. Application form indicates that the Subdivision Name is LEES LANE – Phase 1. Add it to the FINAL PLAT.
- D. Label LEES LANE and show the existing ROW width.
- E. Show and label the existing Azalea Rd. ROW and width.
- F. The Common Area should be a separate lot and not included in the LOT 1 square footage.
- G. Show and label the various lots within recorded subdivisions that are referenced in the written legal description - Lot 2, Meador Subdivision, First Addition; Lot 1 Contel Cellular Sub. No. 3; S&L Industrial Park Phase One; Lot 1 Wanda Place.
- H. Revise PLAT NOTE #5 from “ALL PROPOSED...” to “ALL EXISTING AND PROPOSED...”.
- I. Review and revise the written legal description to change “COMER” to “CORNER”.
- J. Review and revise the written description or the written bearing and distance for the portion at the south end of Gordon John Dr.
- K. After the revisions for the Common Area and the Public ROW are made you will need to revise the LOT 1 square footage.
- L. Dedicate Public ROW to the City of Mobile for a 120’ diameter cul-de-sac at the south terminus of Gordon John Dr. to replace the existing 50’ temporary cul-de-sac easement, and list the amount of dedicated acreage (SF and AC).
- M. Check and clarify PLAT NOTE #11. The drawing indicates WETLANDS PER BARRY VITTOR ASSOCIATES and the NOTE indicates that the information is from NWI data and has not been delineated.
- N. 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.
- O. Show and label all flood zones and floodways.
- P. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11’.
- Q. Show and label each and every Right-Of-Way and easement.
- R. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT 1 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 – NONE.
- S. 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.
- T. 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.

Traffic Engineering Comments: Site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Right-of-way for cul-de-sac or approved turn-around should be accommodated with this subdivision for Gordon John Dr and Azalea Rd as required by MFRD.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed 1 lot, 10.9± acre subdivision located at the West side of Lees Lane, 220'± South of Gordon John Drive, extending to the South terminus of Gordon John Drive, and the East terminus of Azalea Road, within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application to create one (1) legal lot of record from an existing legal lot of record and a metes-and-bounds parcel.

The site has been given a Light Industrial (LI) land use designation, per the Future Land Use Plan and Map adopted 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 land use designation applies to an array of modern, low-impact industrial uses that include assembly and processing, warehousing, distribution and wholesaling facilities. The bulk of the light industrial use must be contained within a building or facility. If a light industrial use requires outside storage, the storage must be limited in area and appropriately screened from view in accordance to specific zoning requirements. This designation may also include uses such as complementary offices and retail.

Light Industry also includes areas that may be regarded as "industrial business", where the land uses include business administration and logistics operations for industrial concerns, building trade contractors facilities and advanced research facilities, as well as stand-alone educational, scientific and industrial research facilities, or any combination of those facilities located in light industrial and technology parks. Many parcels used for industrial business are smaller and scattered throughout Mobile. For this reason, these parcels are not singled out in the Future Land Use Map, but rather are addressed through zoning.

Light industrial uses are characterized by attractive, accessible and connected development, compatible with the character of surrounding neighborhoods. Development may take the form of planned campuses in park-like settings or unified design corridors, with consideration to factors such as site and building orientation, building design, landscaping and buffering, lighting, continuity of pedestrian networks, access and connectivity to transit and to freight transportation.

Heavy commercial and, in some cases, high-density residential land uses may serve as transitions between Light Industry and other, lower-intensity land use designations. Protection buffers may also be required by zoning.

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 of 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 the 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.

The proposed site has frontage on Gordon John Drive, a minor street with curb-and-gutter requiring a 50-foot right-of-way; Audrey Drive, an unopened right-of-way with a compliant 50-foot right-of-way; Azalea Road, a minor street with curb-and-gutter requiring a 50-foot right-of-way; and Lee's Lane, a minor street without curb-and-gutter, requiring a 60-foot right-of-way. The preliminary plat illustrates a compliant 50-foot right-of-way for both Audrey Drive and Gordon John Drive, thus no additional dedication is required. As on the preliminary plat, the right-of-way widths of Gordon John Drive, Audrey Drive, and Azalea Road should be retained on the Final Plat, if approved. If approved, the Final Plat should include the width of Azalea Road and Lee's Lane providing dedication, if necessary.

It should be noted that the preliminary plat depicts a 50-foot easement for a temporary cul-de-sac at the terminus of Gordon John Drive. As required by Engineering, the plat should be revised to illustrate dedication of a 120-foot diameter cul-de-sac to replace the existing 50-foot temporary cul-de-sac easement. If approved, the amount of dedicated area as a result of the dedication should also be depicted on the Final Plat, provided in both square feet and acres.

The preliminary plat submitted does not illustrate a proposed 25-foot minimum building setback line along the street frontages, which is required by Section V.D.9 of the Subdivision Regulations. If approved, the Final Plat should illustrate a 25-foot minimum building setback along all street frontages, adjusted for any dedication.

The preliminary plat illustrates multiple easements on the property. If approved, a note should be placed on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder.

The proposed lot is approximately 476,982± square feet which exceed the minimum size requirements of the Subdivision Regulations. However, the size of the lot is not illustrated in square feet and acres. If approved, the Final Plat should be revised to label the lot's size in both square feet and acres, adjusted for any dedication, or a table on the Final Plat with the same information may suffice.

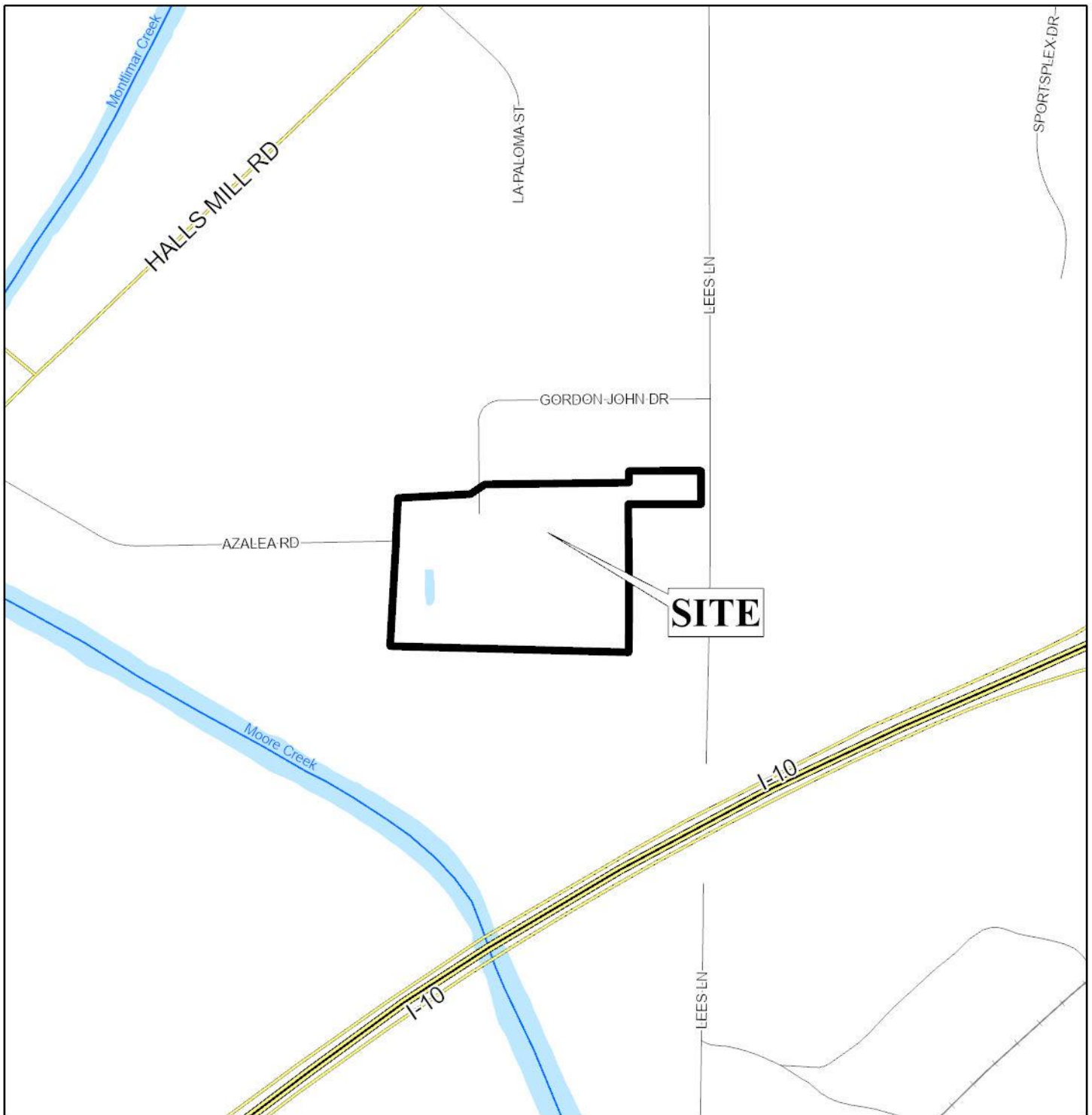
As per the Traffic Engineering comments, the site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. Right-of-way for cul-de-sac or approved turn-around should be accommodated with this subdivision for Gordon John Drive and Azalea Road as required by Mobile Fire and Rescue Department.

As illustrated the submitted plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) Retention of the right-of-way widths of Gordon John Drive and Audrey Drive;
- 2) Revision of the Final Plat to depict the existing right-of-way for Azalea Road, and provide dedication, if necessary, to provide 25-feet to the centerline
- 3) Revision of the Final Plat to depict the existing right-of-way for Lee's Lane, and provide dedication, if necessary, to provide 30-feet to the centerline;
- 4) Retention of the 50-foot easement for a temporary cul-de-sac at the terminus of Gordon John Drive;
- 5) Revision of the Final Plat to depict the 25-foot minimum setback line along all street frontages, adjusted for any dedication;
- 6) Placement of a note on the Final Plat stating no structures shall be constructed in any easement without permission of the easement holder;
- 7) Revision of the Final Plat to provide the size of the lot in both square feet and acres, or provision of a table on the Final Plat with the same information;
- 8) 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) Add legible street names to the vicinity map. Text was too small. C) Application form indicates that the Subdivision Name is LEES LANE – Phase 1. Add it to the FINAL PLAT. D) Label LEES LANE and show the existing ROW width. E) Show and label the existing Azalea Rd. ROW and width. F) The Common Area should be a separate lot and not included in the LOT 1 square footage. G) Show and label the various lots within recorded subdivisions that are referenced in the written legal description - Lot 2, Meador Subdivision, First Addition; Lot 1 Contel Cellular Sub. No. 3; S&L Industrial Park Phase One; Lot 1 Wanda Place. H) Revise PLAT NOTE #5 from "ALL PROPOSED..." to "ALL EXISTING AND*

- PROPOSED...”. I) Review and revise the written legal description to change “COMER” to “CORNER”. J) Review and revise the written description or the written bearing and distance for the portion at the south end of Gordon John Dr. K) After the revisions for the Common Area and the Public ROW are made you will need to revise the LOT 1 square footage. L) Dedicate Public ROW to the City of Mobile for a 120’ diameter cul-de-sac at the south terminus of Gordon John Dr. to replace the existing 50’ temporary cul-de-sac easement, and list the amount of dedicated acreage (SF and AC). M) Check and clarify PLAT NOTE #11. The drawing indicates WETLANDS PER BARRY VITTOR ASSOCIATES and the NOTE indicates that the information is from NWI data and has not been delineated. N) 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. O) Show and label all flood zones and floodways. P) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. The BFE is 11’. Q) Show and label each and every Right-Of-Way and easement. R) Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOT 1 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 – NONE. S) 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. T) 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.);
- 9) Placement of a note on the Final Plat stating the Traffic Engineering comments: (Site is limited to one driveway per street frontage with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City’s Zoning Ordinance. Right-of-way for cul-de-sac or approved turn-around should be accommodated with this subdivision for Gordon John Dr and Azalea Rd as required by MFRD.);
- 10) 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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and,
- 11) Compliance with the 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). Fire apparatus access is required to be within 150’ of all commercial and residential buildings. A fire hydrant is required to be within 400’ of non-sprinkled commercial buildings and 600’ of sprinkled commercial buildings.).

LOCATOR MAP



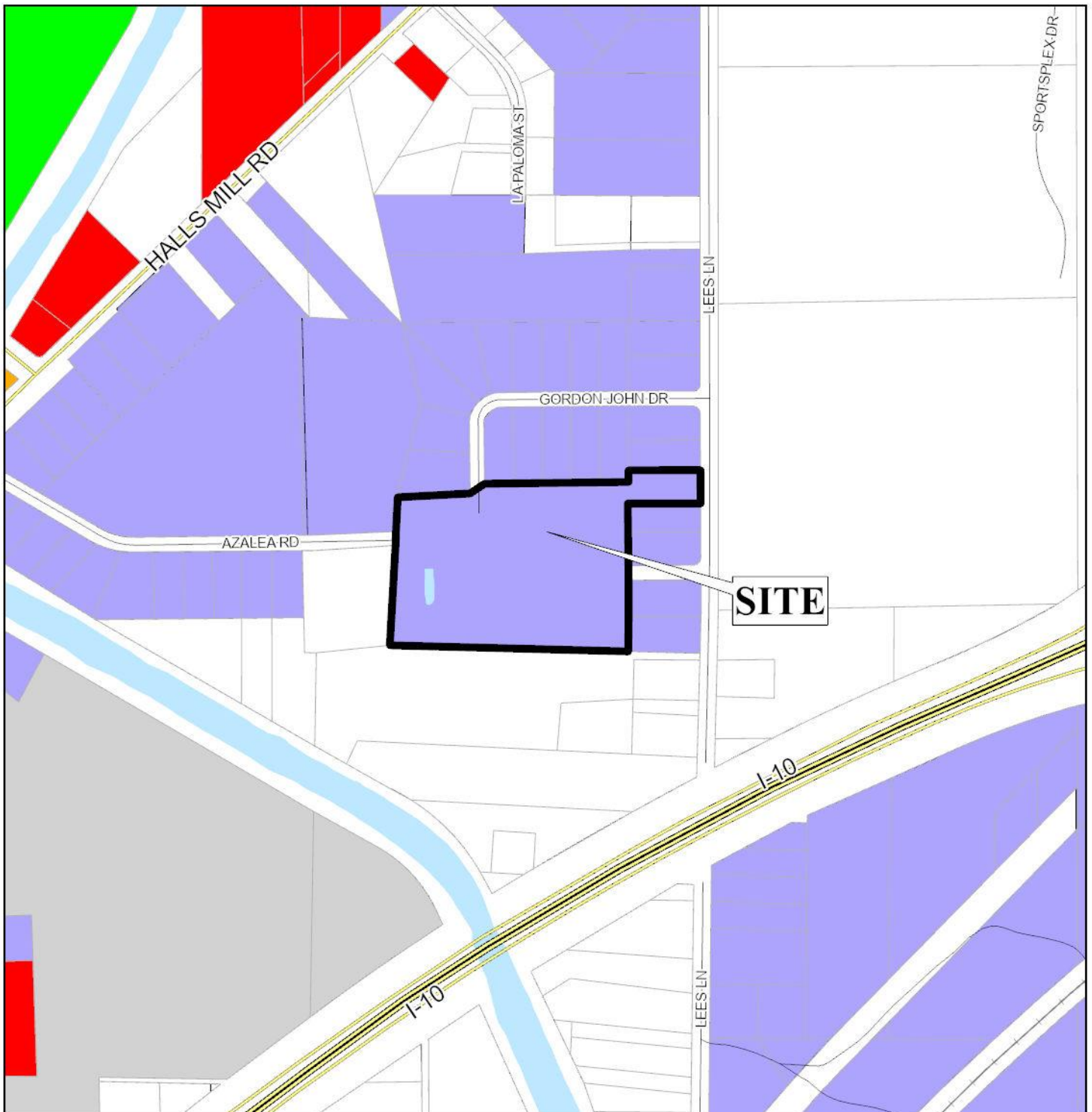
APPLICATION NUMBER 2 DATE October 6, 2022

APPLICANT Lees Lane Subdivision, Phase 1

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 2 DATE October 6, 2022

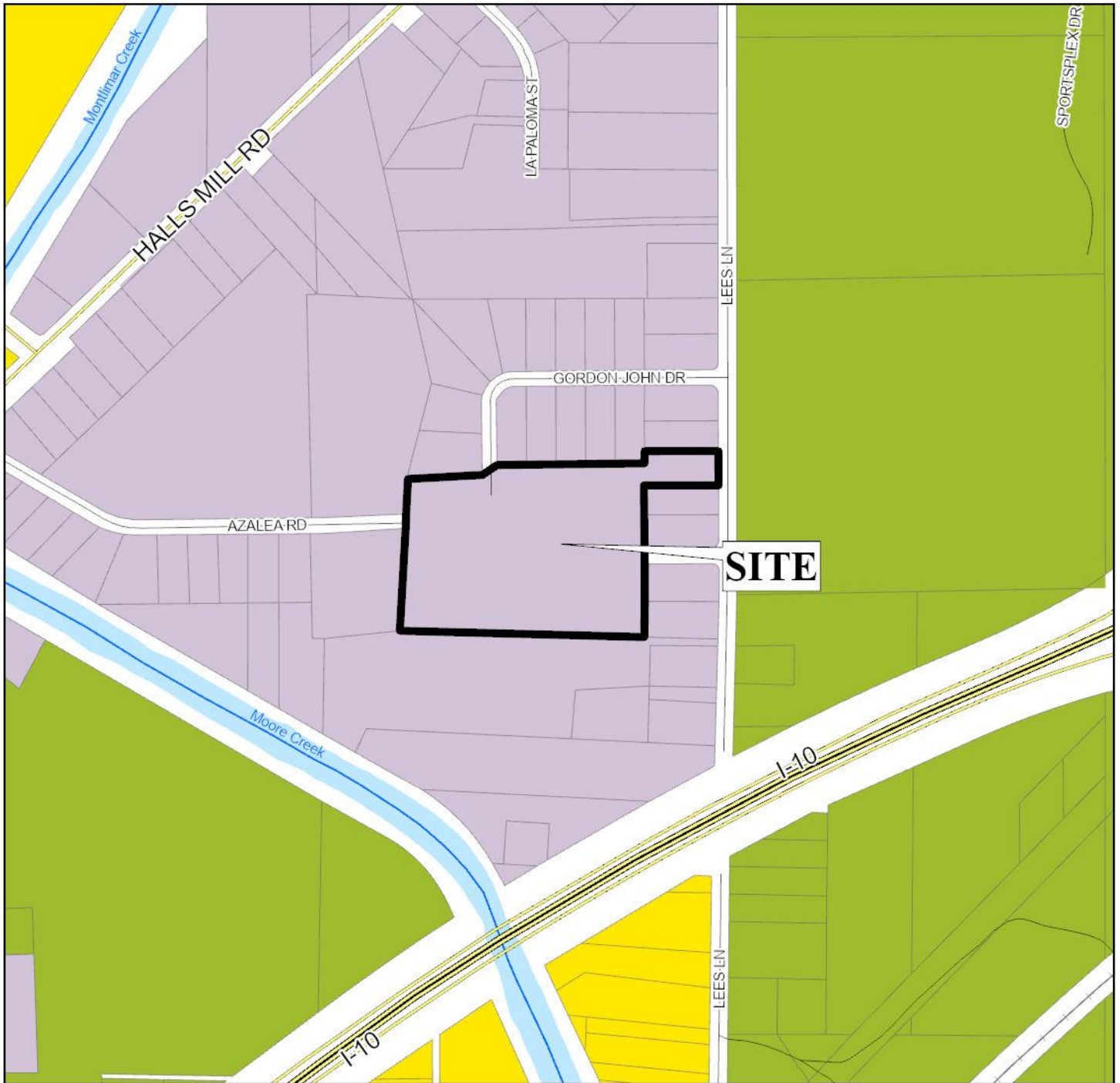
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NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE October 6, 2022

APPLICANT Lees Lane Subdivision, Phase 1

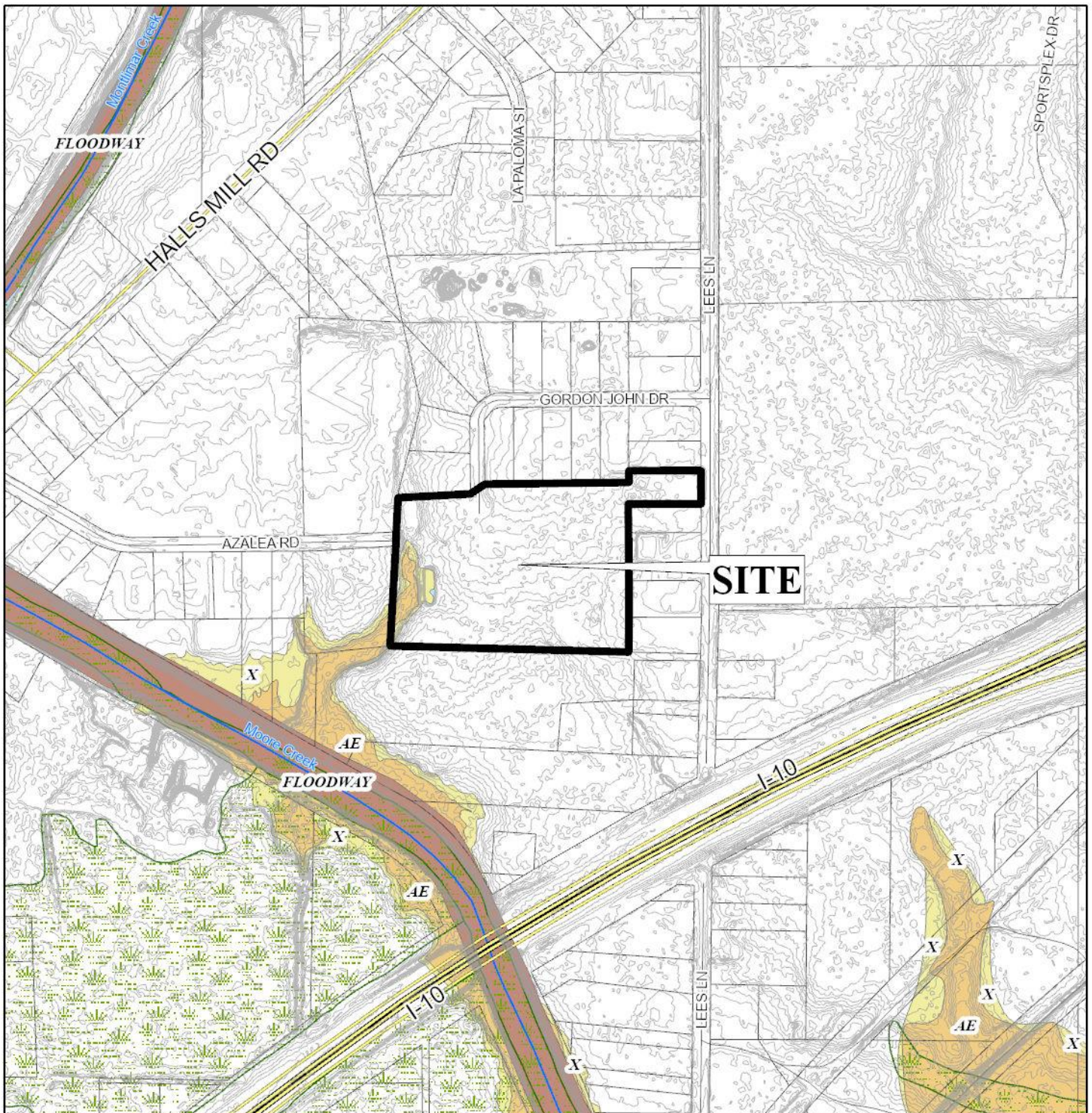
REQUEST Subdivision

Layer2

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



ENVIRONMENTAL LOCATOR MAP



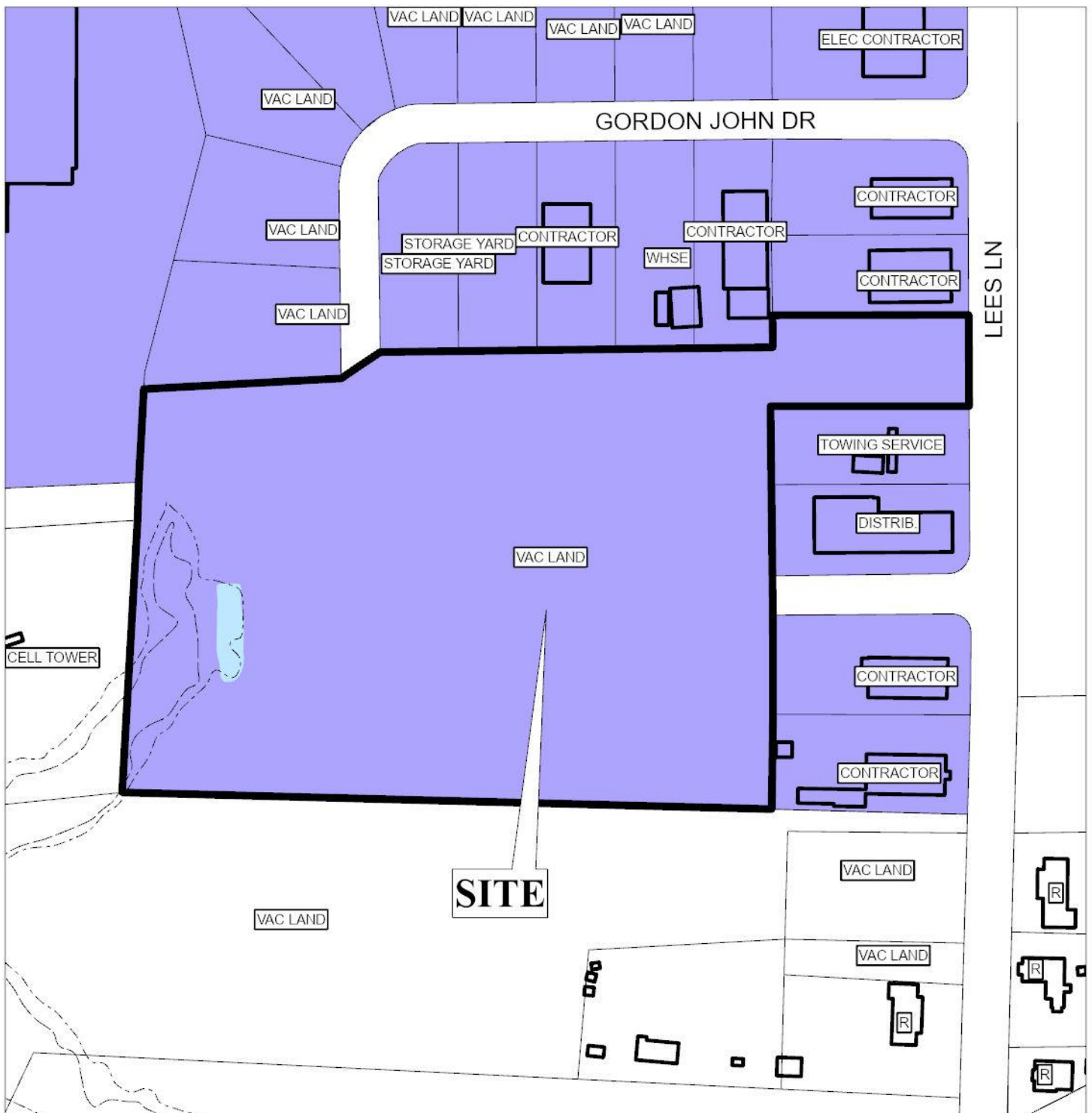
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LEES LANE SUBDIVISION, PHASE 1



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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



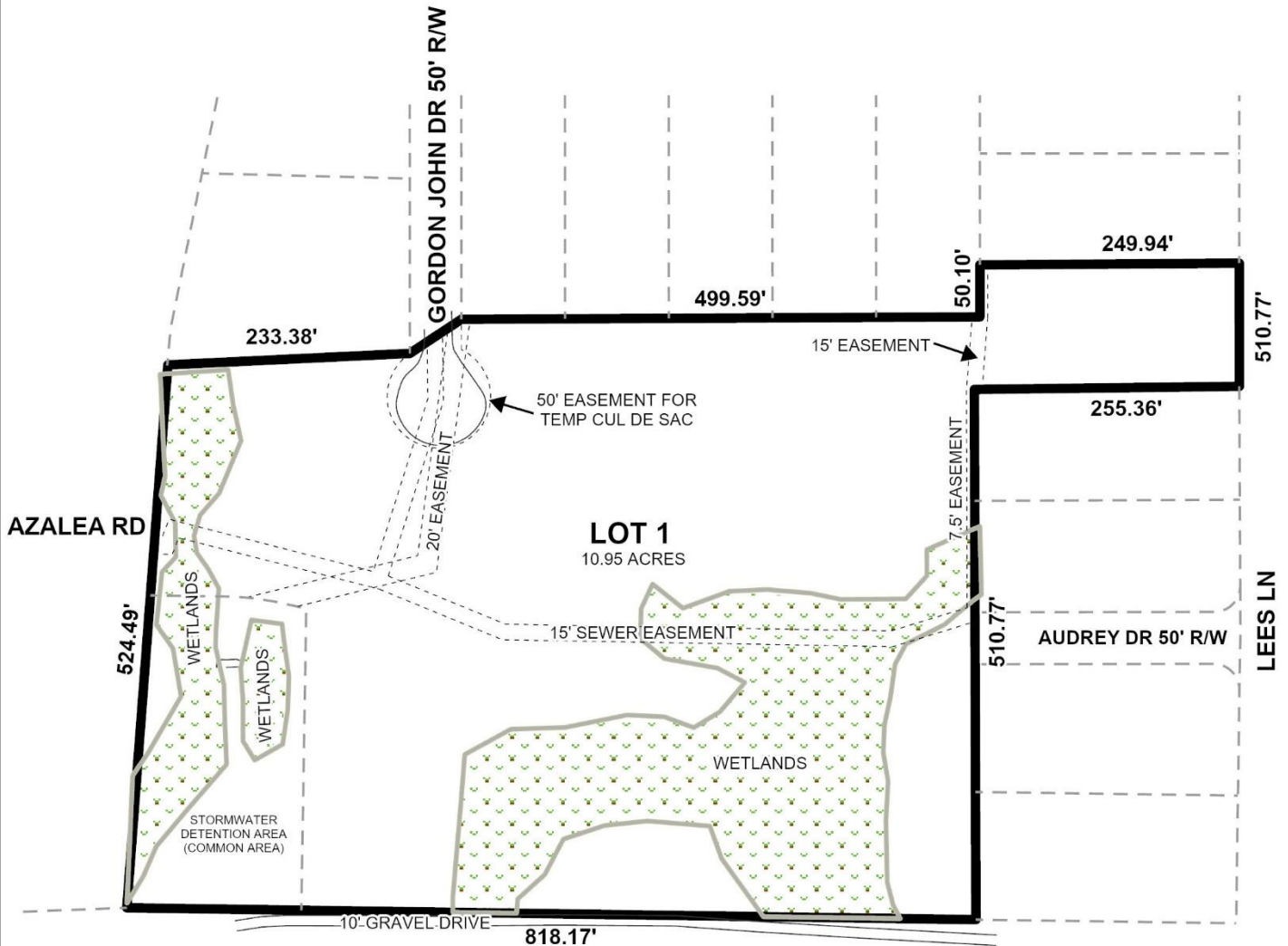
LEES LANE SUBDIVISION, PHASE 1



APPLICATION NUMBER 2 DATE October 6, 2022



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE October 6, 2022

APPLICANT Lees Lane Subdivision, Phase 1

REQUEST Subdivision



NTS