

PBFM 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. Dedicate the corner radius (10' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT "Parcel" and list the amount of dedicated acreage (sf and acre).
- C. Provide a designation for the proposed "Parcel" (i.e. LOT 1, LOT A).
- D. Delete NOTES #1-4 and #6. Those are standard notes for a PUD drawing not a PLAT.
- E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #70) LOT "Parcel" 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 "Parcel" – 2,400 sf. Make sure to insert the correct designation for the LOT.
- F. Add a note 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.
- 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 that all existing and 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 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.

Traffic Engineering Comments: Lot is denied access to Dr. Martin Luther King Jr. Avenue and limited to no more than its existing curb cuts with any changes in number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in 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 [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 (2021 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, 0.2± acre subdivision which is located at the Northwest corner of Dr. Martin Luther King, Jr. Avenue and Oak Drive Court, within Council District 2. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create one (1) legal lot of record from one (1) existing metes-and-bounds parcel.

The site has been given a Mixed Density Residential (MDR) land use designation, per the 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 mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4-residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 dwelling units per acre, depending on the mix, types, and locations of the housing as specified by zoning.

Like Low Density Residential areas, Mixed Density Residential areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.

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.

It should be noted that the preliminary plat erroneously labels Oak Drive Court as simply Oak Drive. Therefore, the name should be corrected on the Final Plat, if approved.

The site has frontage on Dr. Martin Luther King, Jr. Avenue, a minor arterial street on the Major Street Plan, with the existing right-of-way, and on Oak Drive Court, a minor street with curb and gutter. Dr. Martin Luther King Jr. Avenue has a compliant 80-foot right-of-way, and Oak Drive Court has a compliant 50-foot right-of-way; therefore, no dedication would be required along either street frontage. The right-of-way width of both streets should be retained on the Final Plat, if approved. A 25-foot corner radius dedication should be required at the intersection of Dr. Martin Luther King, Jr. Avenue and Oak Drive Court.

The preliminary plat does not indicate the required street frontage setbacks. The plat should be revised to illustrate a 25-foot minimum building setback line along Dr. Martin Luther King, Jr. Avenue, and a 20-foot minimum building setback line along Oak Drive Court. The proposed lot meets the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lot size label in both square feet and acres should be retained on the Final Plat, revised for any required dedication, or a table should be furnished on the Final Plat providing the same information.

As per the Traffic Engineering comments, the lot is denied access to Dr. Martin Luther King Jr. Avenue and limited to no more than its existing curb cuts with any changes in number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in the City's Zoning Ordinance. A note should be placed on the Final Plat, if approved, stating these comments.

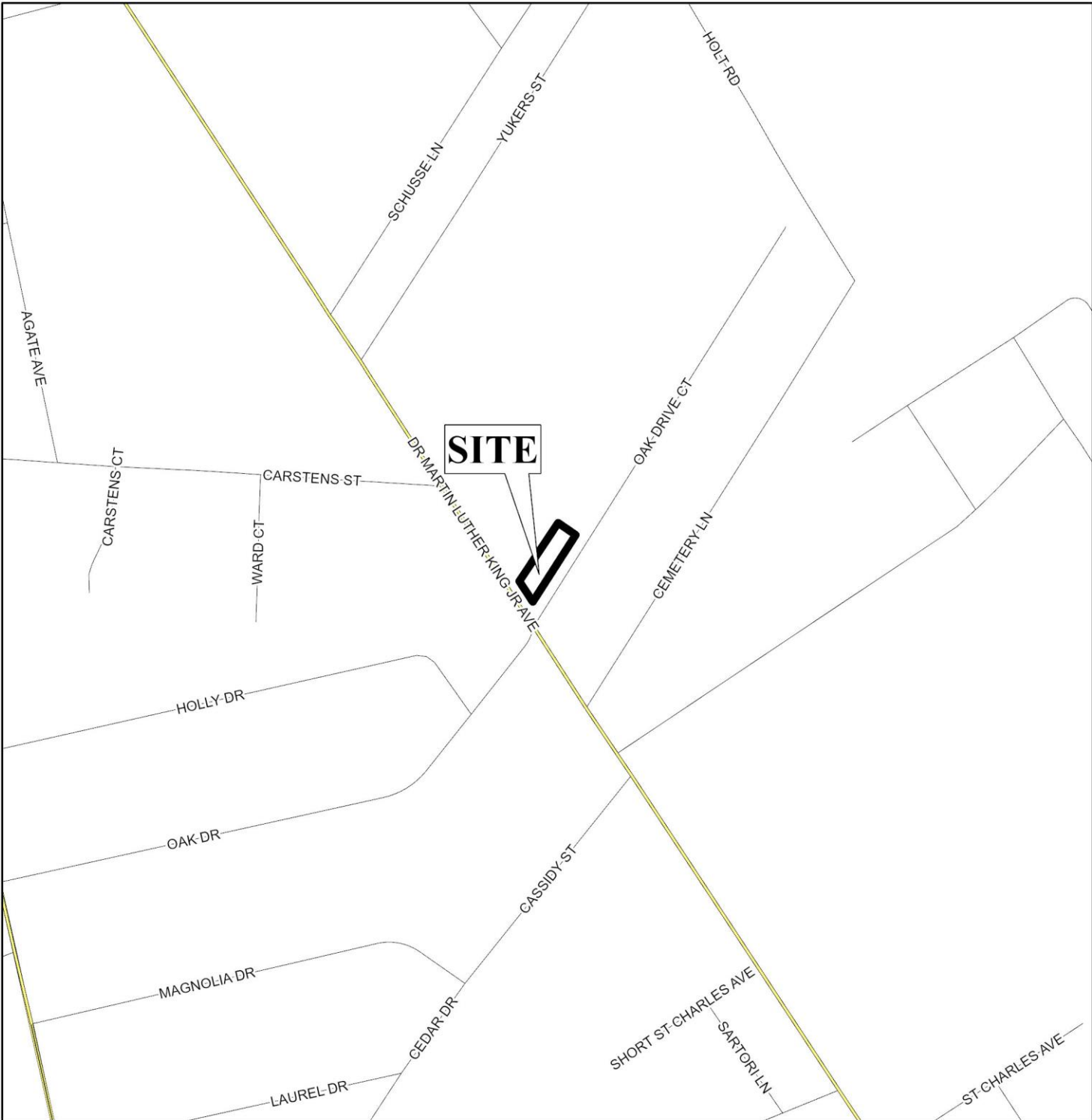
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the street name label for Oak Drive to correctly read Oak Court Drive on the Final Plat;
- 2) retention of the right-of-way widths of Dr. Martin Luther King, Jr. Avenue and Oak Court Drive on the Final Plat;
- 3) dedication to provide a 25-foot corner radius at the intersection of Dr. Martin Luther King, Jr. Avenue and Oak Drive Court;
- 4) revision of the plat to illustrate the 25-foot minimum building setback line along Dr. Martin Luther King, Jr. Avenue on the Final Plat;
- 5) revision of the plat to illustrate the 20-foot minimum building setback line along Oak Drive Court on the Final Plat;
- 6) retention of the lot size label in both square feet and acres on the Final Plat, revised for any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 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. Dedicate the corner radius (10' minimum or as approved by the City Engineer and Traffic Engineer) at the southeast corner of LOT "Parcel" and list the amount of dedicated acreage (sf and acre). C. Provide a designation for the proposed "Parcel" (i.e. LOT 1, LOT A). D. Delete NOTES #1-4 and #6. Those are standard notes for a PUD drawing not a PLAT. E. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #70) LOT "Parcel" 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 "Parcel" – 2,400 sf. Make sure to insert the correct designation for the LOT. F. Add a note 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. 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 that all existing and 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 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.);

- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: (Lot is denied access to Dr. Martin Luther King Jr. Avenue and limited to no more than its existing curb cuts with any changes in number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in the City's Zoning Ordinance.);
- 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 [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
- 10) 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 (2021 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 April 6, 2023
APPLICANT PBFM Subdivision
REQUEST Subdivision



LOCATOR ZONING MAP



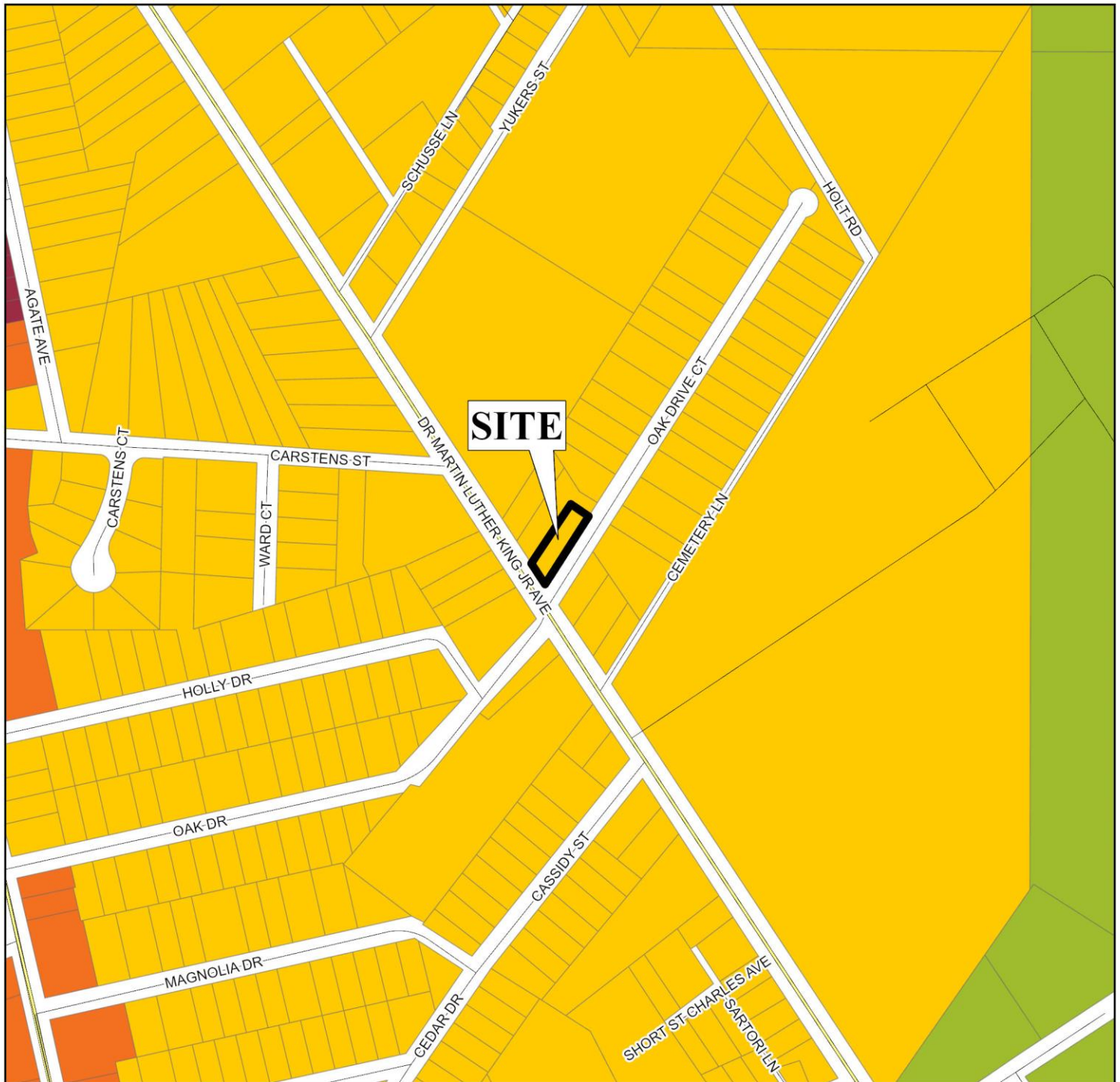
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APPLICANT PBFM Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE April 6, 2023

APPLICANT PBFM Subdivision

REQUEST Subdivision

Layer2

Low Density Residential

Mixed Density Residential

Downtown

District Center

Neighborhood Center - Traditional

Neighborhood Center - Suburban

Traditional Corridor

Mixed Commercial Corridor

Downtown Waterfront

Light Industry

Heavy Industry

Institutional

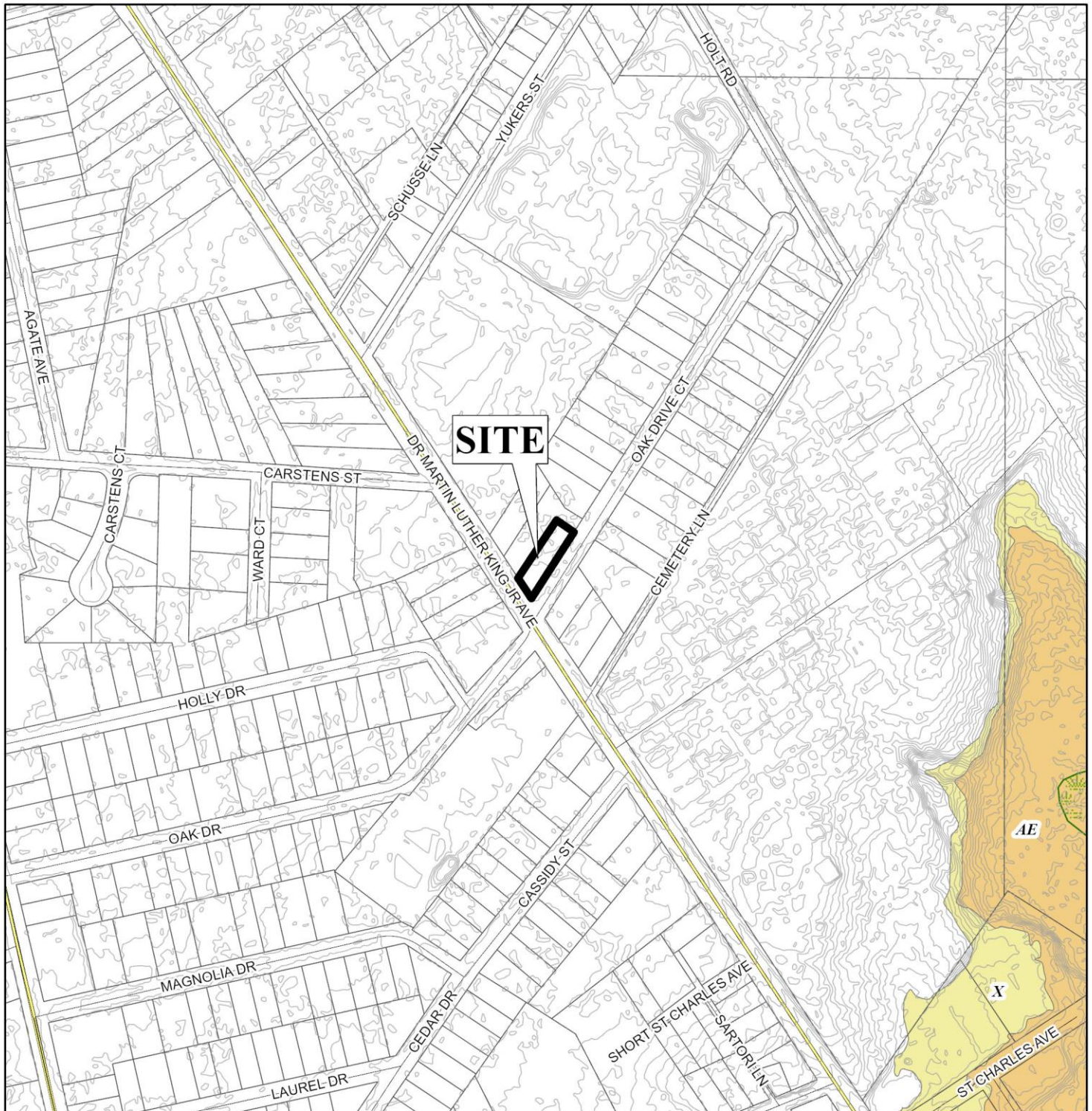
Parks & Open Space

Water Dependent



NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 2 DATE April 6, 2023

APPLICANT PBFM Subdivision

REQUEST Subdivision



PBFM SUBDIVISION



APPLICATION NUMBER 2 DATE April 6, 2023

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

N
NTS

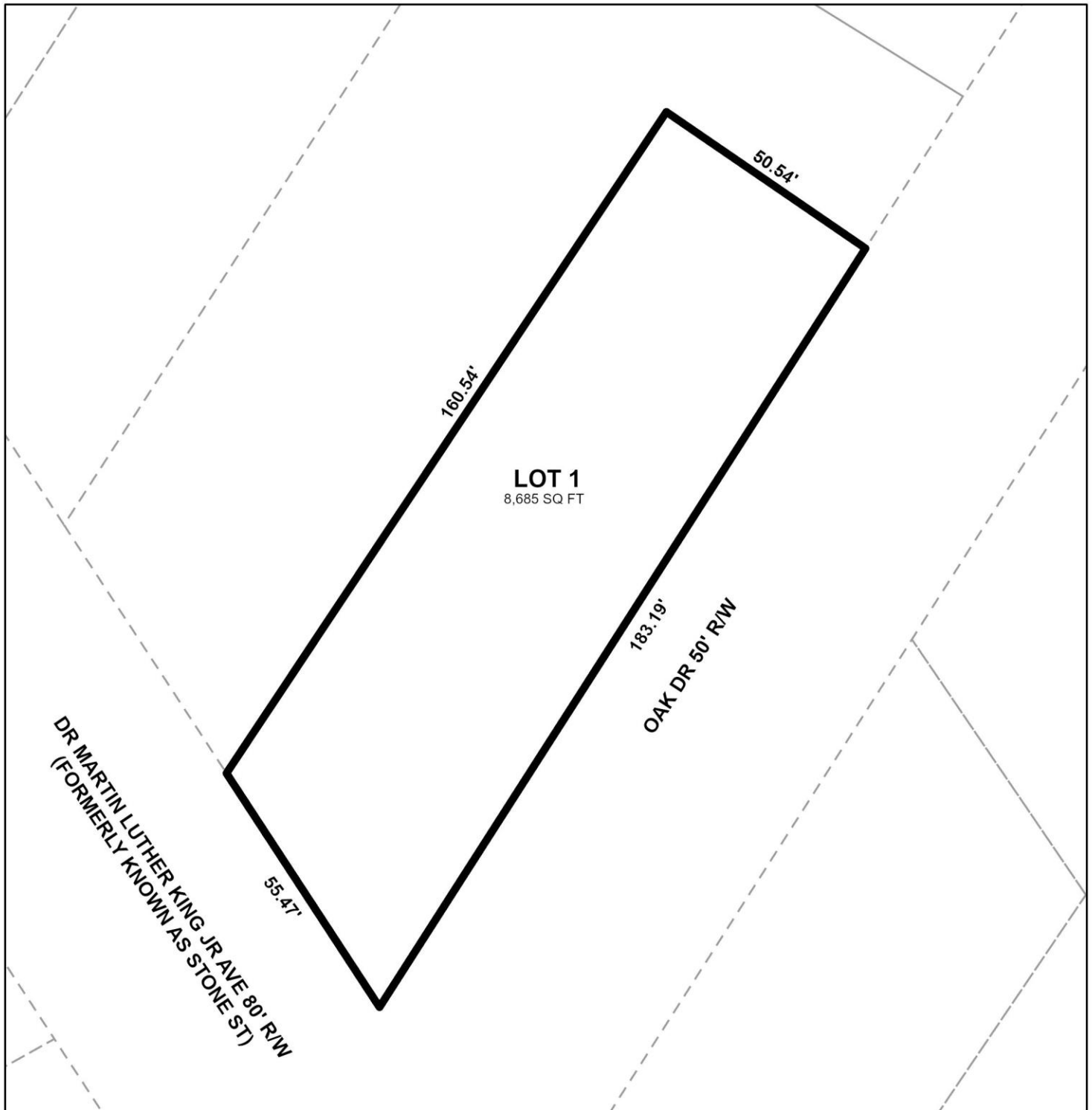
PBFM SUBDIVISION



APPLICATION NUMBER 2 DATE April 6, 2023



DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE April 6, 2023

APPLICANT PBFM Subdivision

REQUEST Subdivision



