

## **WESLEY STATION SUBDIVISION, RESUBDIVISION OF LOT 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. Show and label the 15 foot wide proposed PUBLIC DRAINAGE EASEMENT shown in the plans for Land Disturbance permit ENG-027884-2018.
- C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- D. 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.
- E. 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.
- F. 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.
- G. 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.
- H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- J. 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: A 30' Ingress-egress common drive easement is illustrated on the eastern property line, however Traffic Engineering could not confirm if this easement is already recorded on Lot 2B as part of its previous subdivision plat in 2011. Lot 1 is limited to one curb cut to Wesley Avenue and one shared curb cut to Airport Boulevard 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, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The City has a pending sidewalk project along the Airport Boulevard frontage of this property. Depending on timeline of construction, Traffic Engineering will coordinate the construction plans for this site with the sidewalk construction plans through the right-of-way permitting.

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, 2.9± acre subdivision which is located on the Southeast corner of Airport Boulevard and Wesley Avenue in Council District 6. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to combine three legal lots into a single lot.

The site has been given Mixed Commercial Corridor 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 land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. Mixed Commercial Corridors includes a wide variety of retail, services and entertainment uses.

This designation acknowledges existing commercial development that is spread along Mobile's transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

Over time, new development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

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 Airport Boulevard, a major street on the Major Street Plan, and Wesley Avenue, a minor street. The preliminary plat illustrates a compliant 140' right-of-way width on Airport Boulevard and a compliant 60' right-of-way width on Wesley Avenue. If approved, the right-of-widths should be retained on the Final Plat.

Because the site has two street frontages, a 25' minimum building setback is required along both Airport Boulevard and Wesley Avenue. The preliminary plat does not provide building setbacks. If approved, provision of 25-foot minimum building setbacks along both Airport Boulevard and Wesley Avenue will be required on the Final Plat.

It should be noted that there are several easements on the site: a 20' utility easement and a 30' common drive/utility easement bisect the site, a 30' ingress-egress common drive easement and a 40' drainage easement along the East property line, a 50' vegetative buffer is located along the Southern property line, and common area/ storm water detention and 35' vegetative buffer is illustrated in the Southeast corner of the property. If approved, a note should be placed on the Final Plat stating that no structures should be erected in any easement on the site.

The Wesley Station Subdivision, approved by the Planning Commission on December 2007, required an eight-foot wooden privacy fence as well as a vegetative buffer where the site adjoins residentially zoned property. The preliminary plat does not illustrate a fence. If approved, a note stating this requirement should be placed on the Final Plat. The 2006 approval also noted the following as a condition of approval: *Placement of a note on the Final Plat stating that no structures, parking or driveway(s) may be constructed within the southern 50' (between Wesley Avenue and Henckley Avenue).* If approved, the above note should be placed 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, stating that Lot 1 is limited to one curb cut to Wesley Avenue and one shared curb cut to Airport Boulevard (on the East side of the property) with any changes in size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

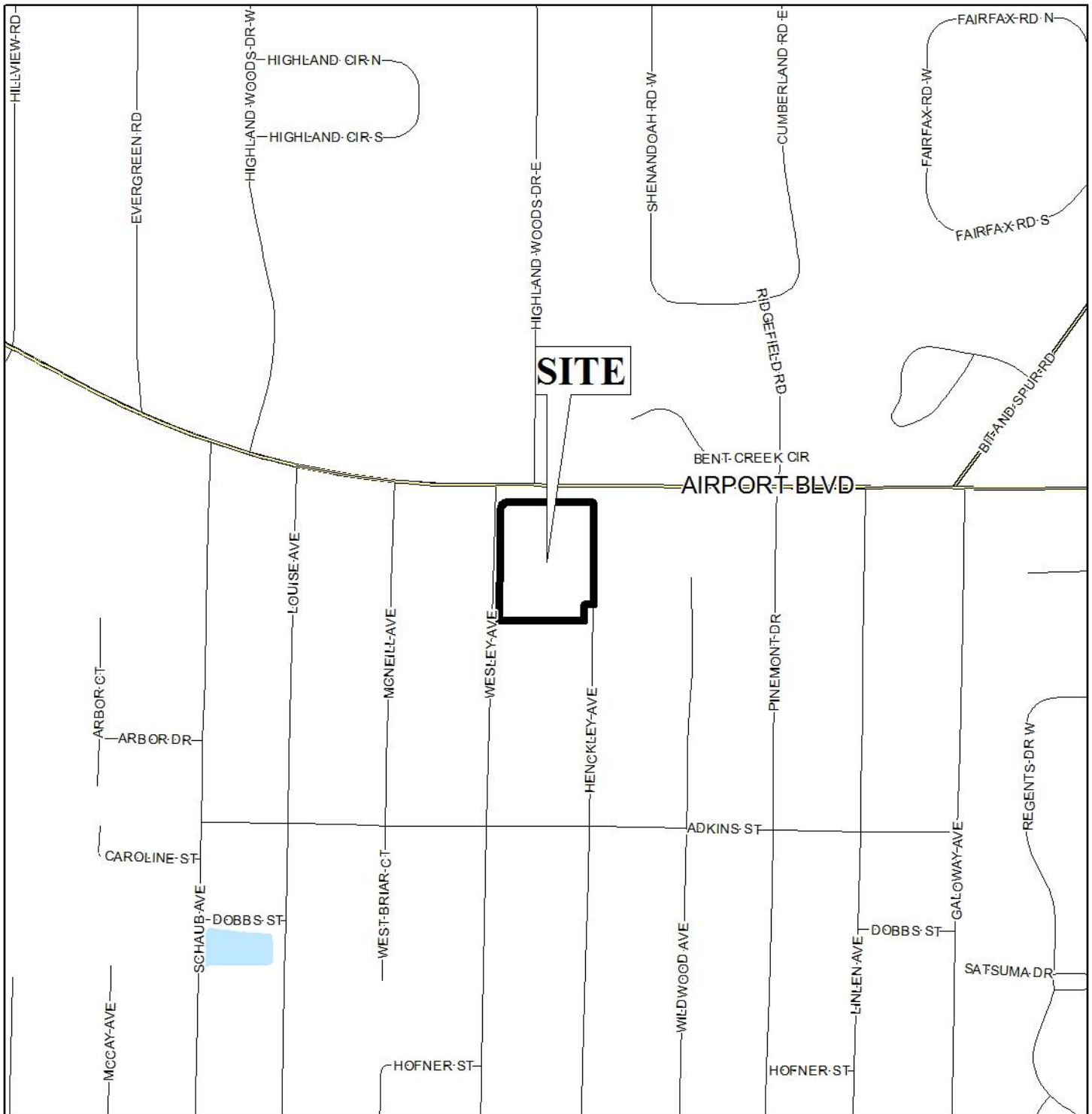
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) Retention of the 140' right-of-way width to Airport Boulevard;
- 2) Retention of the 60' right-of-way width to Wesley Avenue;
- 3) Provision of a 25' minimum building setback line along both Airport Boulevard and Wesley Avenue;
- 4) Retention of lot size information in both square feet and acres;
- 5) Placement of note on the Final Plat stating that no structures should be erected in any easement;
- 6) Placement of a note on the Final Plat stating that no structures, parking or driveway(s) may be constructed within the southern 50' (between Wesley Avenue and Henckley Avenue);
- 7) Placement of a note stating that an eight-foot wooden privacy fence and vegetative buffer shall be located where the site adjoins residentially zoned property;
- 8) Placement of a note on the Final Plat stating the following Traffic Engineering comments: *(A 30' Ingress-egress common drive easement is illustrated on the eastern*

property line, however Traffic Engineering could not confirm if this easement is already recorded on Lot 2B as part of its previous subdivision plat in 2011. Lot 1 is limited to one curb cut to Wesley Avenue and one shared curb cut to Airport Boulevard 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, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. The City has a pending sidewalk project along the Airport Boulevard frontage of this property. Depending on timeline of construction, Traffic Engineering will coordinate the construction plans for this site with the sidewalk construction plans through the right-of-way permitting.);

- 9) 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. Show and label the 15 foot wide proposed PUBLIC DRAINAGE EASEMENT shown in the plans for Land Disturbance permit ENG-027884-2018. C. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. D. 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. E. 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. F. 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. G. 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. H. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. I. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. J. 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.);
- 10) 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
- 11) 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).

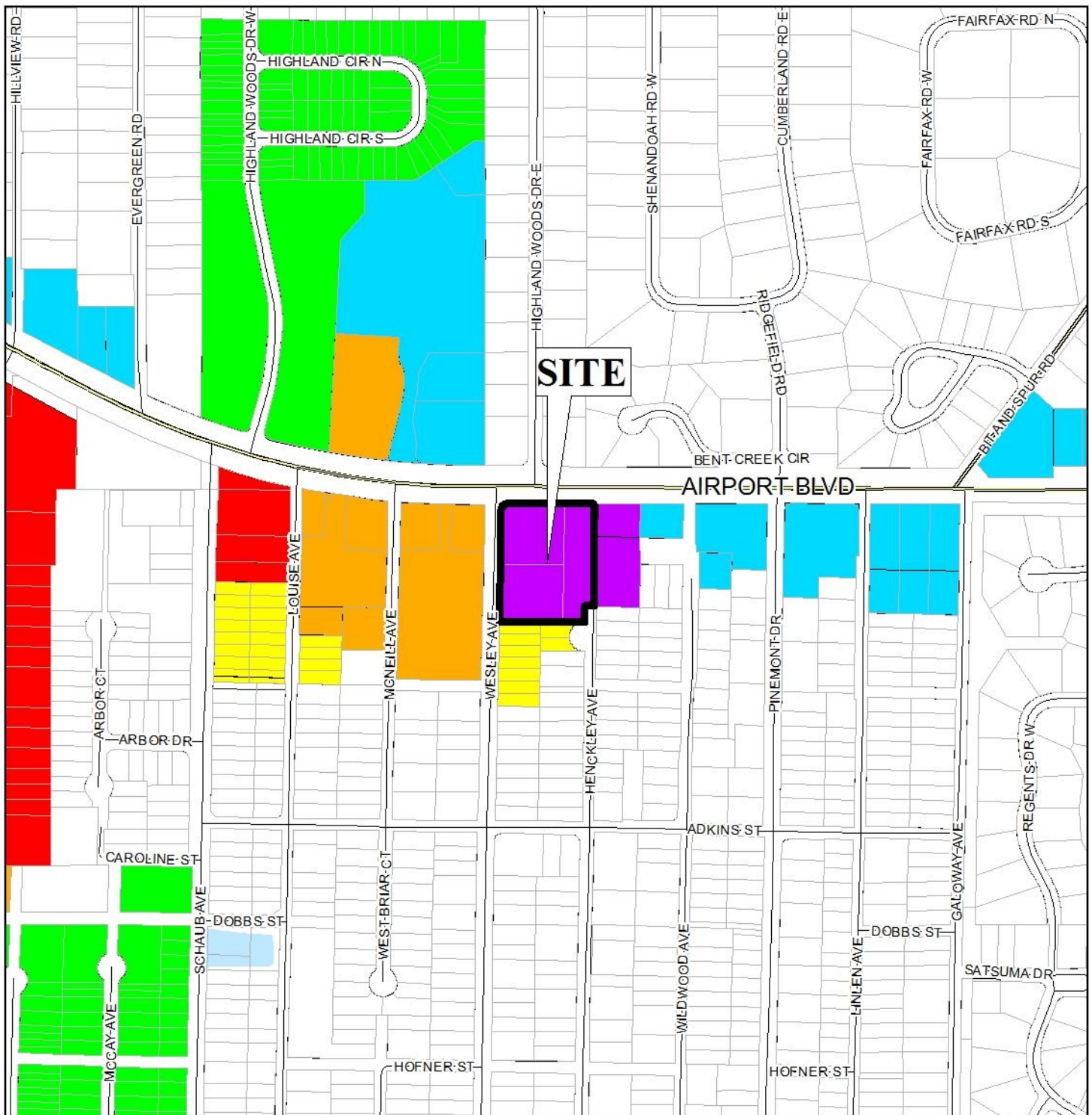
# LOCATOR MAP



APPLICATION NUMBER 2 DATE November 15, 2018  
 APPLICANT Wesley Station Subdivision, Resubdivision of Lot 1  
 REQUEST Subdivision



# LOCATOR ZONING MAP



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APPLICANT Wesley Station Subdivision, Resubdivision of Lot 1

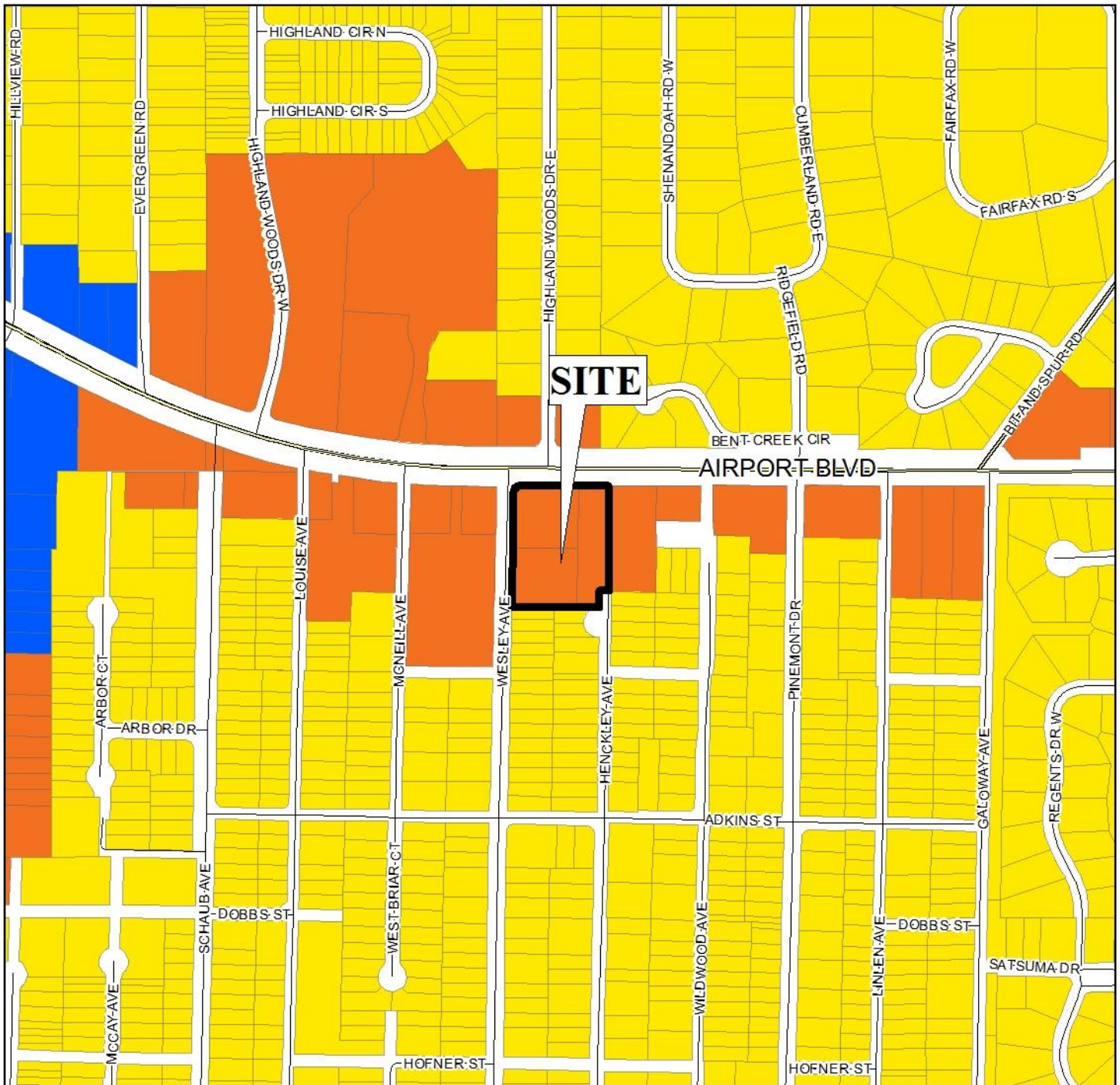
REQUEST Subdivision



NTS



# FLUM LOCATOR MAP



APPLICATION NUMBER 2 DATE November 15, 2018

APPLICANT Wesley Station Subdivision, Resubdivision of Lot 1

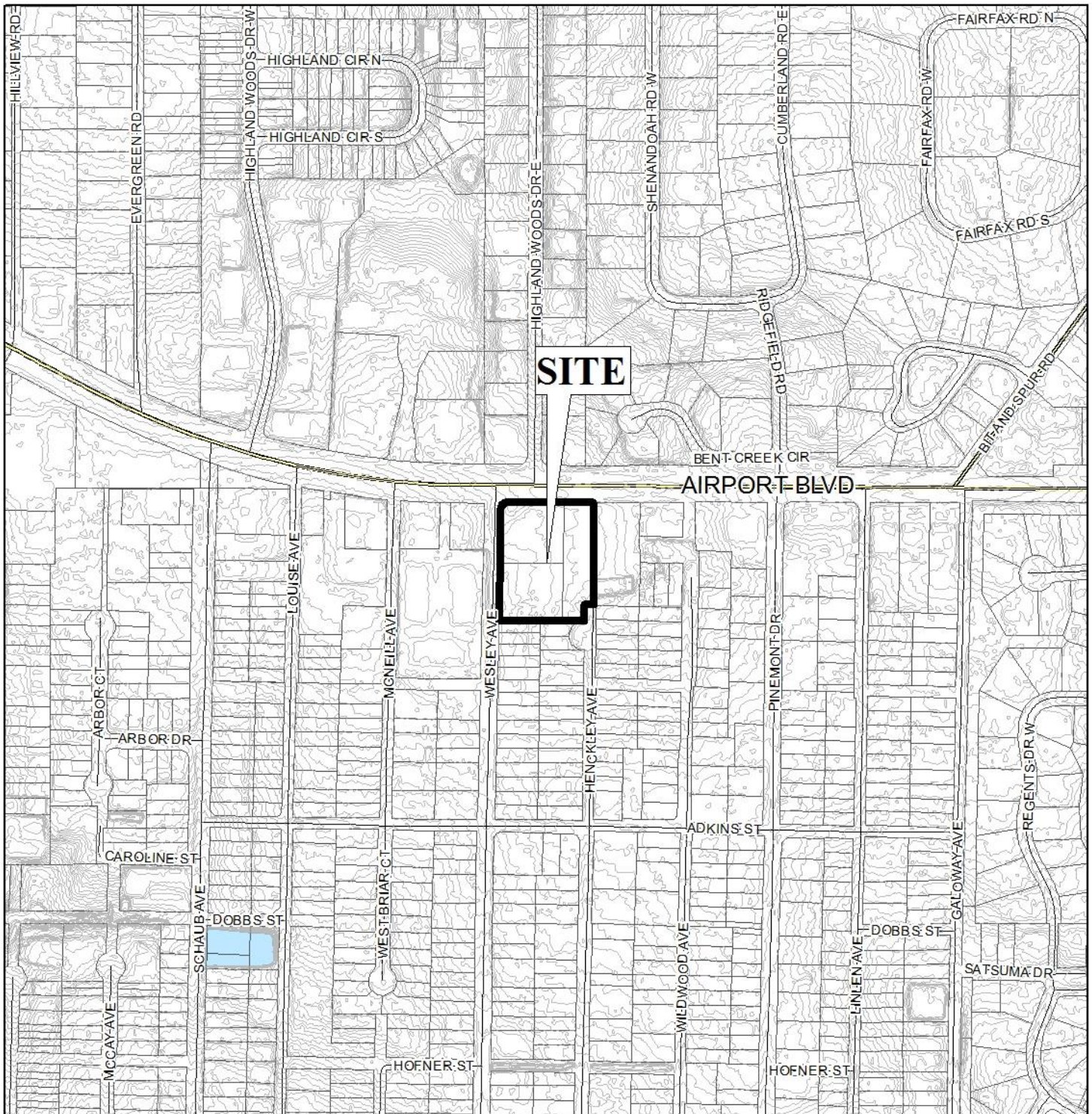
REQUEST Subdivision

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

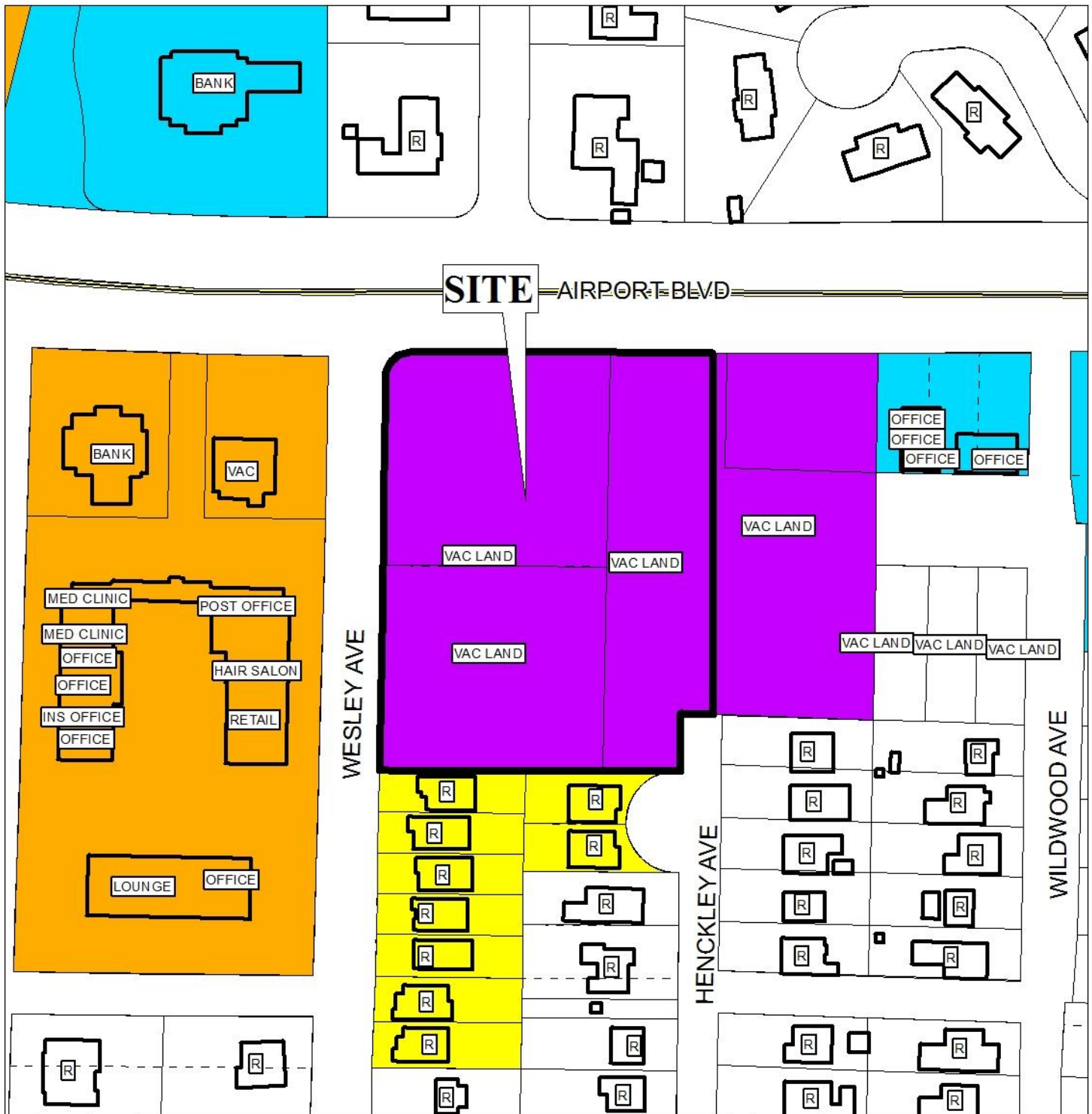


APPLICATION NUMBER 2 DATE November 15, 2018  
APPLICANT Wesley Station Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision





# WESLEY STATION SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 2 DATE November 15, 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



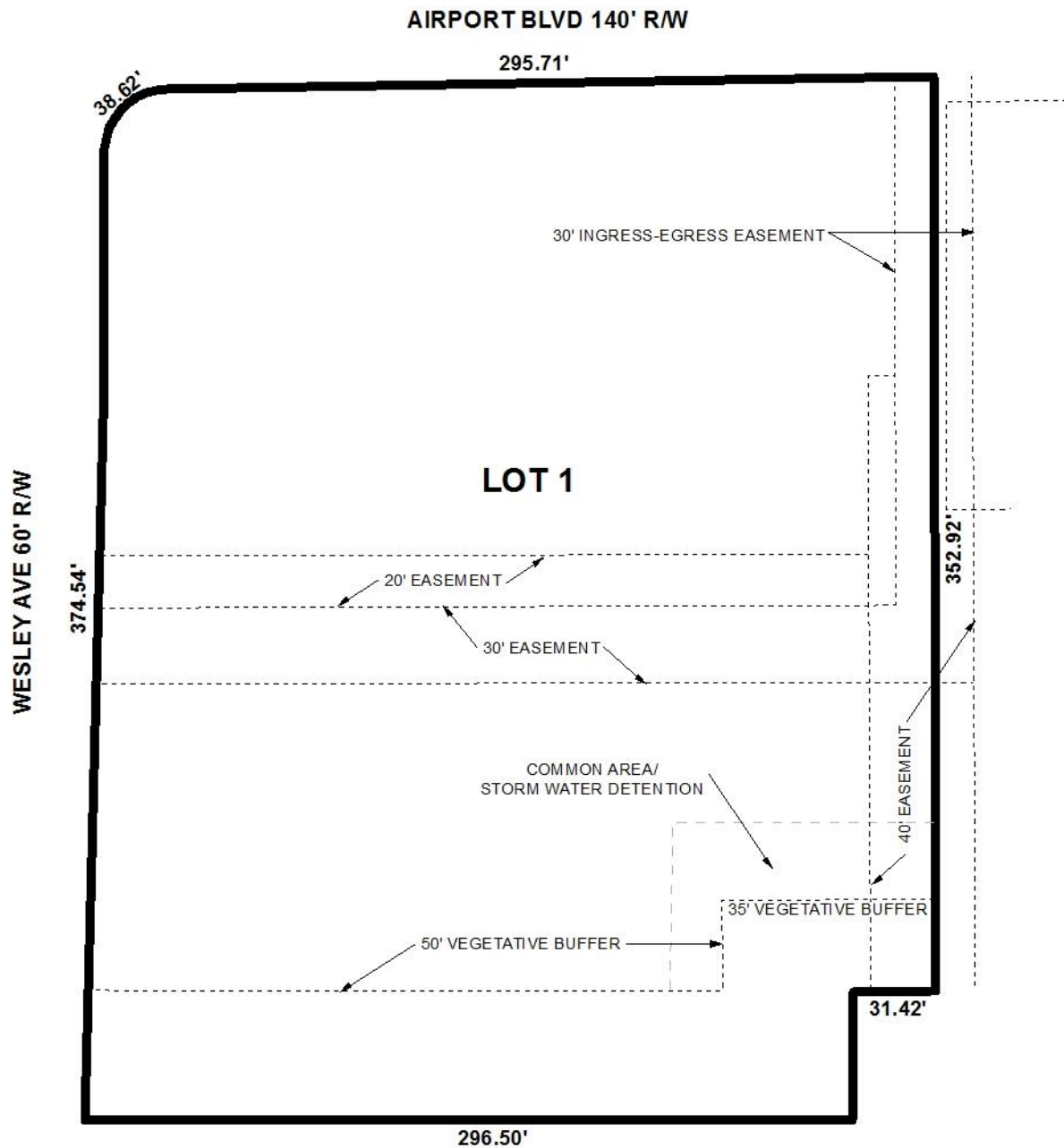
# WESLEY STATION SUBDIVISION, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 2 DATE November 15, 2018



# DETAIL SITE PLAN



APPLICATION NUMBER 2 DATE November 15, 2018  
APPLICANT Wesley Station Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision





