

KNODEL SUBDIVISION, RESUBDIVISION OF LOTS 1-3

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 the recording information for the proposed ROW Vacation.
- C. Show and label the width of Cottage Hill Rd ROW to verify that it contains the required minimum width after the ROW Vacation is approved.
- D. Show and label all flood zones. New maps went into effect on June 5, 2020.
- 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. Check NOTE #11. It appears to be a copy of Notes #7 & #8.
- G. Provide the Surveyor's and Owner's (notarized) signatures.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #81) LOTS 1A and 2A 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 1A – NONE, LOT 2A – 5,500 sf.
- I. 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.
- J. 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.
- K. 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.
- L. 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.
- M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- N. After all comments have been addressed 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.
- O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

Traffic Engineering Comments: Each lot is limited to one curb cut to Cottage Hill Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of 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 (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).

The preliminary plat illustrates the proposed 2-lot, 1.5± acre subdivision which is located on the North side of Cottage Hill Road, at the North terminus of Able Court, within Council District 4. The applicant states that the proposed lot will be serviced by public water and sewer systems. The purpose of this application is to create two (2) legal lots of record from three (3) existing legal lots and 60 feet of right-of-way along Cottage Hill Road, proposed to be vacated and incorporated into the proposed subdivision.

The proposed Lots have been given a Mixed Commercial Corridor (MCC) land use designation, per the 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. MCC 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.

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 lots both have frontage on Cottage Hill Road, a major street. The preliminary plat labels the Cottage Hill right-of-way as “varies” however per the Major Street Plan this portion of Cottage Hill Road requires a 100’ right of way. It is important to note that the proposed subdivision includes a request to include 60’ of previously dedicated right-of-way which would be incorporated back into the proposed lots. According to City records, the 60’ in question was dedicated to the City as part of the original Knodel Subdivision approved in 1972. At the time of the original subdivision the City planned to build a service road along Cottage Hill, however the road was never constructed and the Major Street Plan has since been amended to not require service roads. As such, vacating some portion of the 60’ may be appropriate, but would require approval of the vacation process through the City Clerk’s office prior to the signing of a Final Plat, if approved. Additionally, the applicant should note that the current 100’ right-of-way would still be required, and as such should be revised on the Final Plat to illustrate 50’ from the centerline of Cottage Hill Road.

The preliminary plat does illustrate a compliant 25’ minimum building setback along the frontages of the proposed lots and should be retained on the Final Plat, adjusted for any approved vacated right-of-way.

In accordance with the Subdivision Regulations, it appears that the proposed lots will exceed the minimum lot size requirement with or without the requested vacated right-of-way. However, the preliminary plat does not include the square footage data for either proposed lot, as such if approved, the Final Plat should be revised to include the lot size labels in both square feet and acres or a table should be furnished on providing the same information, adjusting for the amount of vacated right-of-way approved.

As a means of access management, a note containing the Traffic Engineering comments should be placed on the Final Plat. Additionally, as easements are recorded on the subject property they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structures shall be constructed or placed within any easement.

It is important to note that any new development of the site will be required to fully comply with current zoning standards.

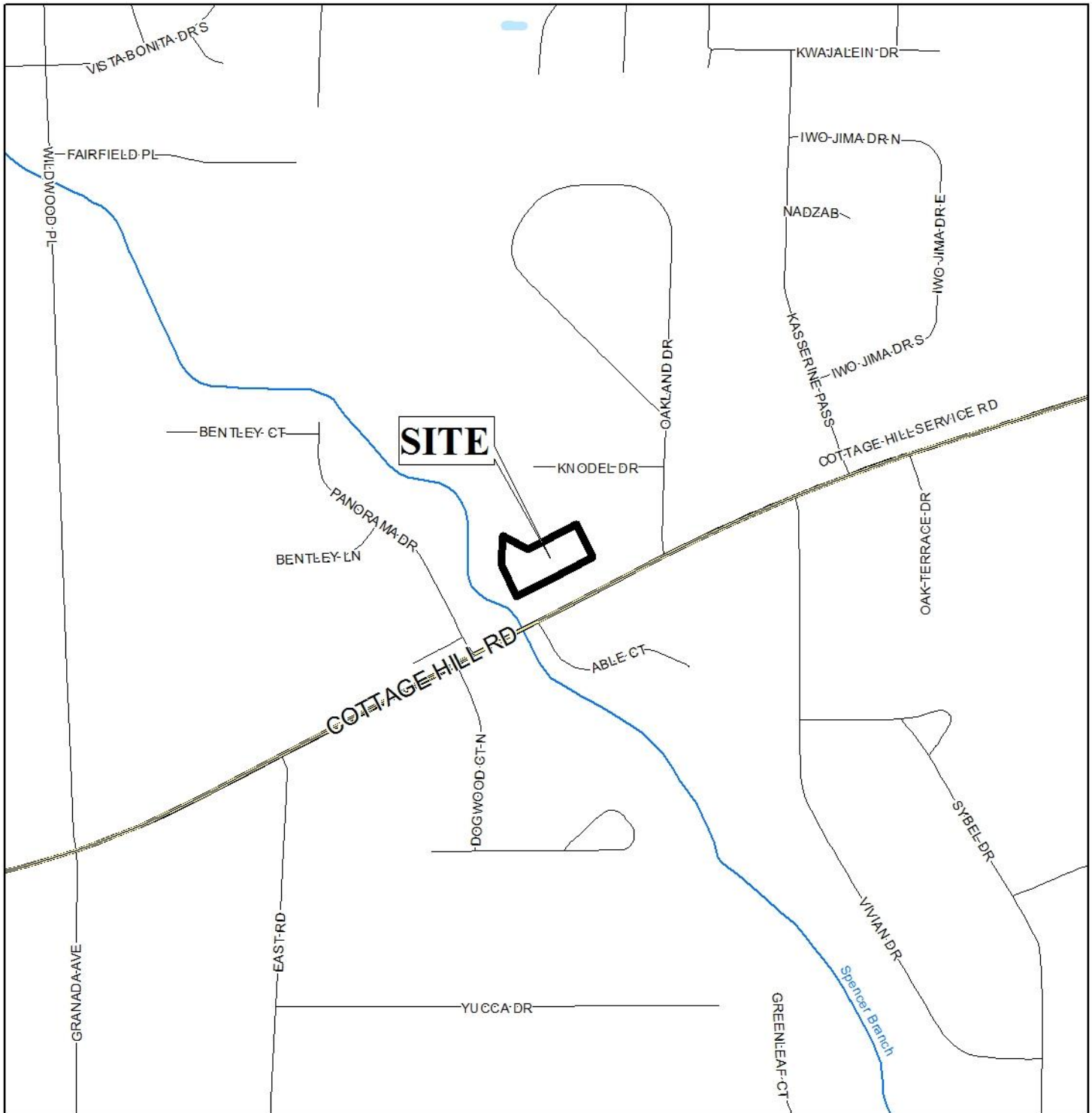
Based upon the preceding, the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) completion of the right-of-way vacation process through the office of the City Clerk prior to signing of the Final Plat;

- 2) revision of the Final Plat to reflect the approved vacated right-of-way, adjusting the minimum building setback line to account for the shift in the front property line;
- 3) revision of the Final Plat to illustrate provision of 50' from the centerline of Cottage Hill Road and label the width of right-of-way;
- 4) revision of the Final Plat to include the lot size labels in both square feet and acres, adjusting for the amount of vacated right-of-way approved, or a table should be furnished on the Final Plat providing the same information;
- 5) retention of all easements recorded on the subject property and the placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
- 6) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 the recording information for the proposed ROW Vacation. C. Show and label the width of Cottage Hill Rd ROW to verify that it contains the required minimum width after the ROW Vacation is approved. D. Show and label all flood zones. New maps went into effect on June 5, 2020. 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. Check NOTE #11. It appears to be a copy of Notes #7 & #8. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #81) LOTS 1A and 2A 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 1A – NONE, LOT 2A –5,500 sf. I. 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. J. 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. K. 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. L. 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. M. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. N. After all comments have been addressed 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. O. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Each lot is limited to one curb cut to Cottage Hill Road with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Required on-site parking, including ADA handicap spaces, should meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 8) 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 (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*
- 9) compliance with the 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



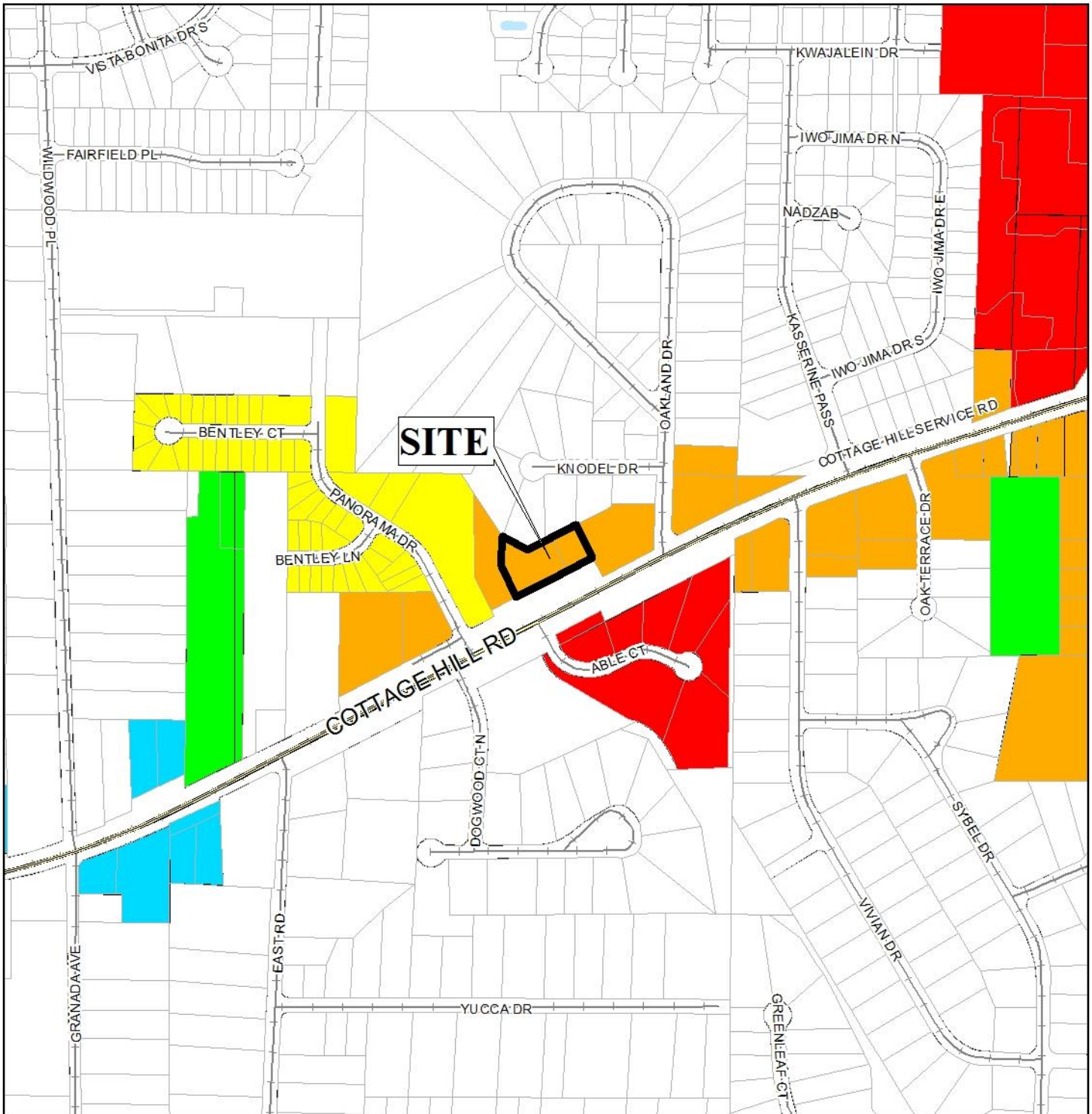
APPLICATION NUMBER 3 DATE July 16, 2020

APPLICANT Knodel Subdivision, Resubdivision of Lots 1-3

REQUEST Subdivision



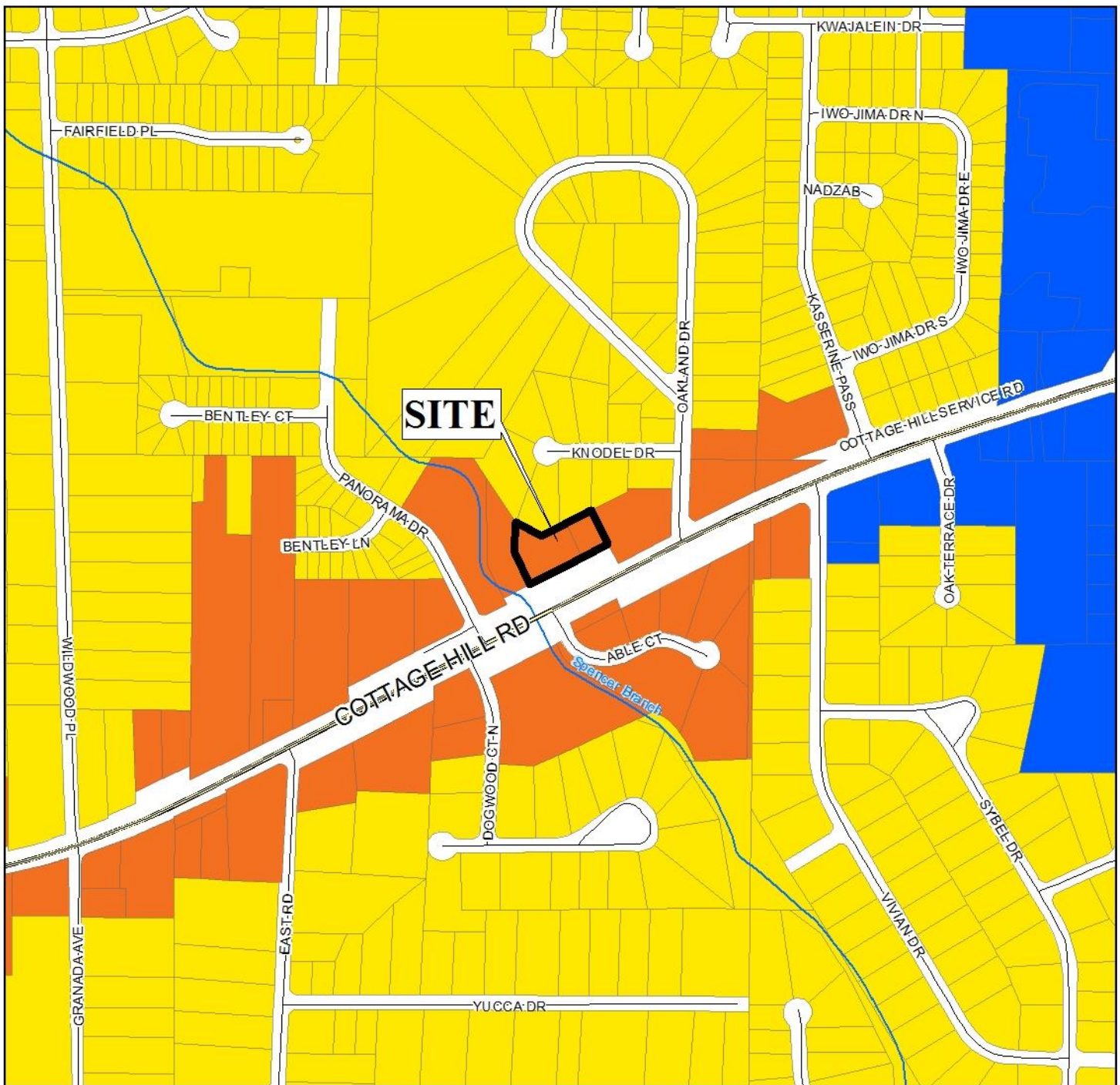
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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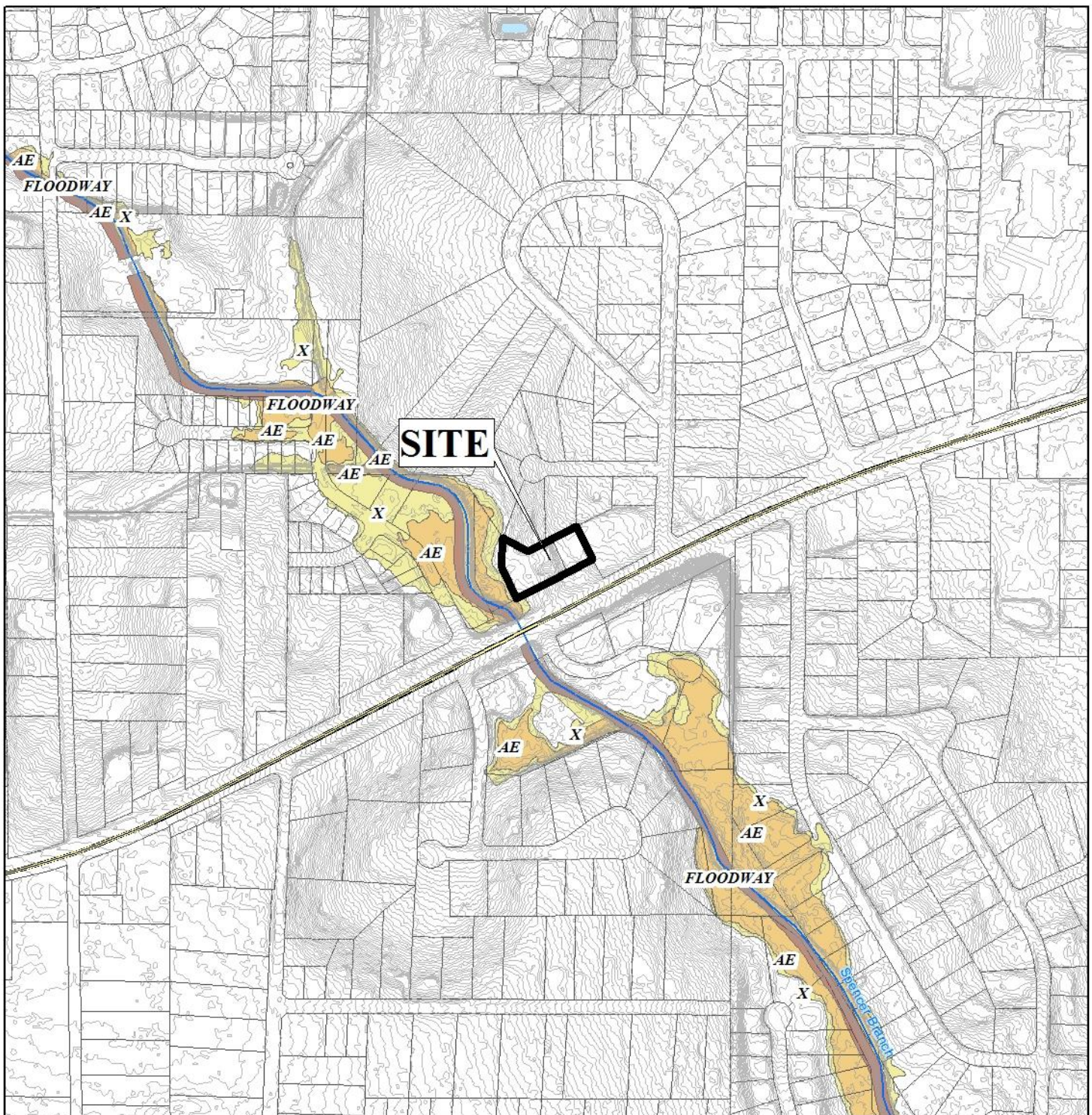
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REQUEST Subdivision

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|---------------------------|-----------------------------------|---------------------|--------------------|
| 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



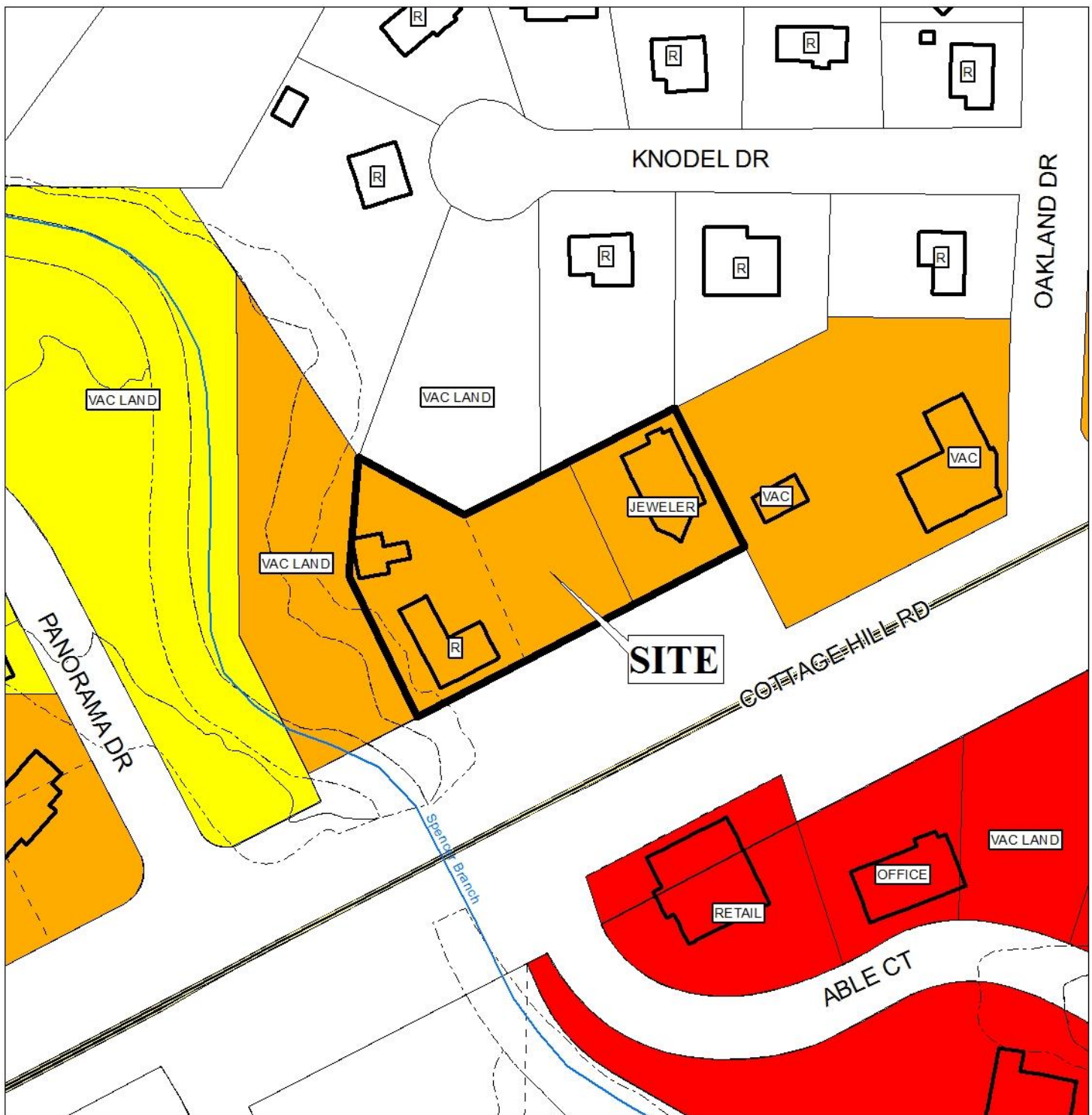
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KNODEL SUBDIVISION RESUBDIVISION OF LOTS 1-3



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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



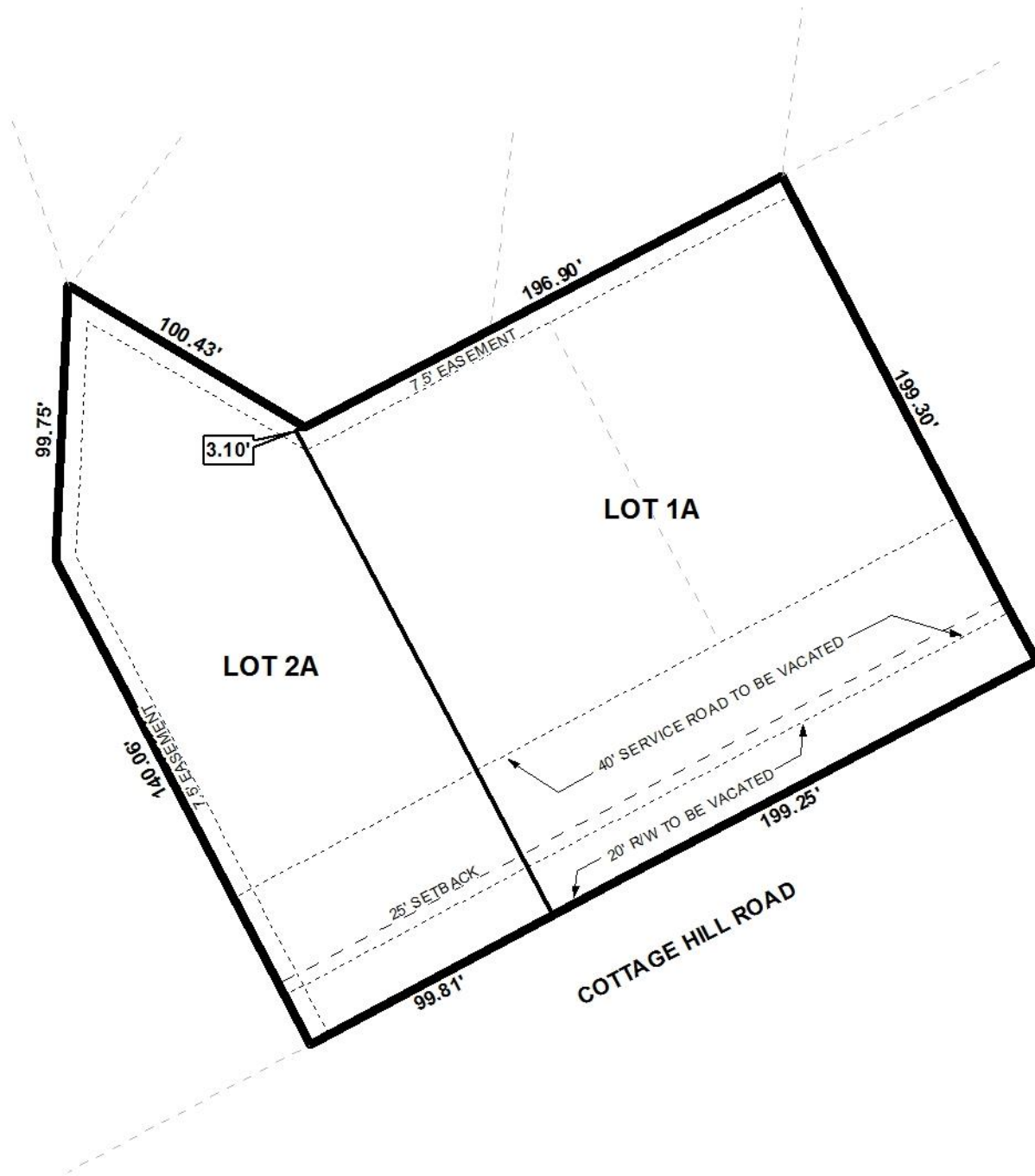
KNODEL SUBDIVISION RESUBDIVISION OF LOTS 1-3



APPLICATION NUMBER 3 DATE July 16, 2020



DETAIL SITE PLAN



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APPLICANT Knodel Subdivision, Resubdivision of Lots 1-3

REQUEST Subdivision

