

ORCHARD PARK 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 reference, on the map and the description, to a monumented corner.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Provide a Vicinity Map.
- E. Provide a North Arrow on Sheet 1 of 2.
- F. Provide a legend.
- G. Provide curve data for the various labeled curves.
- H. Provide the curve numbers and curve data for the proposed rights-of-way.
- I. Mark each proposed ROW as PUBLIC or PRIVATE.
- J. Is the USPS requiring a mail kiosk? Show and label the proposed kiosk on private property.
- K. Street names are subject to approval through the Engineering Dept.
- L. Clarify the existing ROW on Victor Rd. Show and label the distance to centerline of roadway.
- M. Give a unique label to each of the separate Common Areas (i.e. No. 1, No. 2).
- N. Label LOT 1 and LOT 3 of OBC Subdivision and include the recording information.
- O. Show and label each and every Right-Of-Way and easement.
- P. Label the adjoining property Owners.
- Q. Revise NOTE #9 (unnumbered) to read – “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.”
- R. Provide a written legal description and matching bearing and distance labels for the proposed subdivision boundary.
- S. Revise the plat to label each lot with its size in acres also, or the furnishing of a table on the Plat providing the same information.
- T. Revise the signature block from “MOBILE CITY ENGINEERING” to “CITY ENGINEER”.
- U. Provide the Surveyor’s Certificate.
- V. The proposed streets are considered PRIVATE until the roadways and dedicated ROW are accepted by the City.
- W. 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: Driveway number, 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 [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 74-lot, 20.2± acre subdivision which is located at the Southeast corner of Cody Road and Overlook Road, extending to the North side of Victor Road, within Council District 7. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create seventy-four (74) legal lots of record from one (1) legal lot of record (pending recording). The proposed lots meet the minimum size requirements of the Subdivision Regulations.

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.

The subject site consists of proposed Lot 2, OBC Subdivision. That subdivision was approved as a three (3)-lot subdivision by the Commission at its September 15th meeting, but the Final Plat has not yet been signed or recorded. Therefore, if the application at hand is approved, OBC Subdivision must be recorded, with copies submitted to Planning and Zoning, prior to signing the Final Plat.

The site fronts Cody Road North, Overlook Road, and Victor Road. Cody Road North is a major street on the Major Street Plan, with a planned 100-foot right-of-way. As dedication to provide 50-feet from the centerline of Cody Road is required for the signing of OBC Subdivision, no dedication would be required for the subject subdivision. Victor Road, a minor street with ribbon curb and gutter is depicted as having a 45-foot right-of-way, making dedication necessary to provide 25-feet from the centerline. As dedication to provide 25-feet from the centerline of Victor Road was required for OBC Subdivision, no dedication would be required for the subject subdivision. Overlook Road is a minor arterial road, shown with a compliant 70-foot right-of-way, making no dedication necessary. The plat should be revised to label the rights-of-way of all three (3) streets after any required dedication via OBC Subdivision. That required dedication will result in the reduction of the sizes of Lot 1 and the Common Area along Victor Road, and Lots 27, 28 and 29, and the Common Area along Cody Road North. The plat should be revised to indicate the sizes of those areas after the required dedication.

The preliminary plat indicates that access to the subdivision will be via both Overlook Road and Victor Road. Proposed streets are labeled to have compliant 50-foot rights-of-way, and these labels should be retained on the Final Plat, if approved. No information on street corner lot curve radii is provided. Therefore, the plat should be revised to label all street corner lots with at least a 25-foot corner radius.

The proposed lot sizes are provided only in acres, but not in square feet. If approved, the plat should be revised to label the lots with their sizes in both square feet and acres, after any required dedication, or a table should be furnished on the Final Plat providing the same information, after any required dedication.

All lots are indicated to have a compliant and standard 25-foot minimum building setback from the street frontages, except those lots with frontages along Victor Road, Overlook Road and Cody Road North. The plat should be revised to indicate a 25-foot minimum building setback line along these street frontages for Lots 1, 19, 27, 28 and 29, as measured from any required street frontage dedication. A "Typical Lot Building Setback Layout" provided on the plat implies that all lots would have the same utilities easement and setback configuration. However, most corner lots differ from these setbacks. This layout should be revised to indicate which lots would be subject to this standard layout and which lots would differ. As easements are indicated, the note on the preliminary plat stating that no structures may be placed or constructed within any easement without the permission of the easement holder should be retained on the

Final Plat, if approved. The Typical Lot Building Setback Layout should be revised to also illustrate compliant rear and side yard setbacks.

The preliminary plat labels two (2) areas as Common Areas, with their sizes in square feet provided. The size labels should be revised to also include the area in both square feet and acres for each Common Area. There is a note on the preliminary 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. This note should be revised on the Final Plat to simply state that the maintenance of all Common Areas is the responsibility of the property owners.

Additionally, there is a note on Sheet 2 which states that the intended use is commercial development. As the site is zoned residentially and the lots are residential in dimension, this note should be deleted on the Final Plat.

It should be noted that the United States Postal Service (USPS) has established National Delivery Planning Standards requiring centralized mail delivery receptacles for new single-family residential developments. This would require an area within a new subdivision to be developed with mailbox kiosks as opposed to individual mailboxes at each lot. The applicant should coordinate with the USPS and revise the plat to provide a mailbox kiosk on private property that conforms with the required setbacks.

As per the Traffic Engineering comments, the driveway number, size, location and design are to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating these comments, if approved.

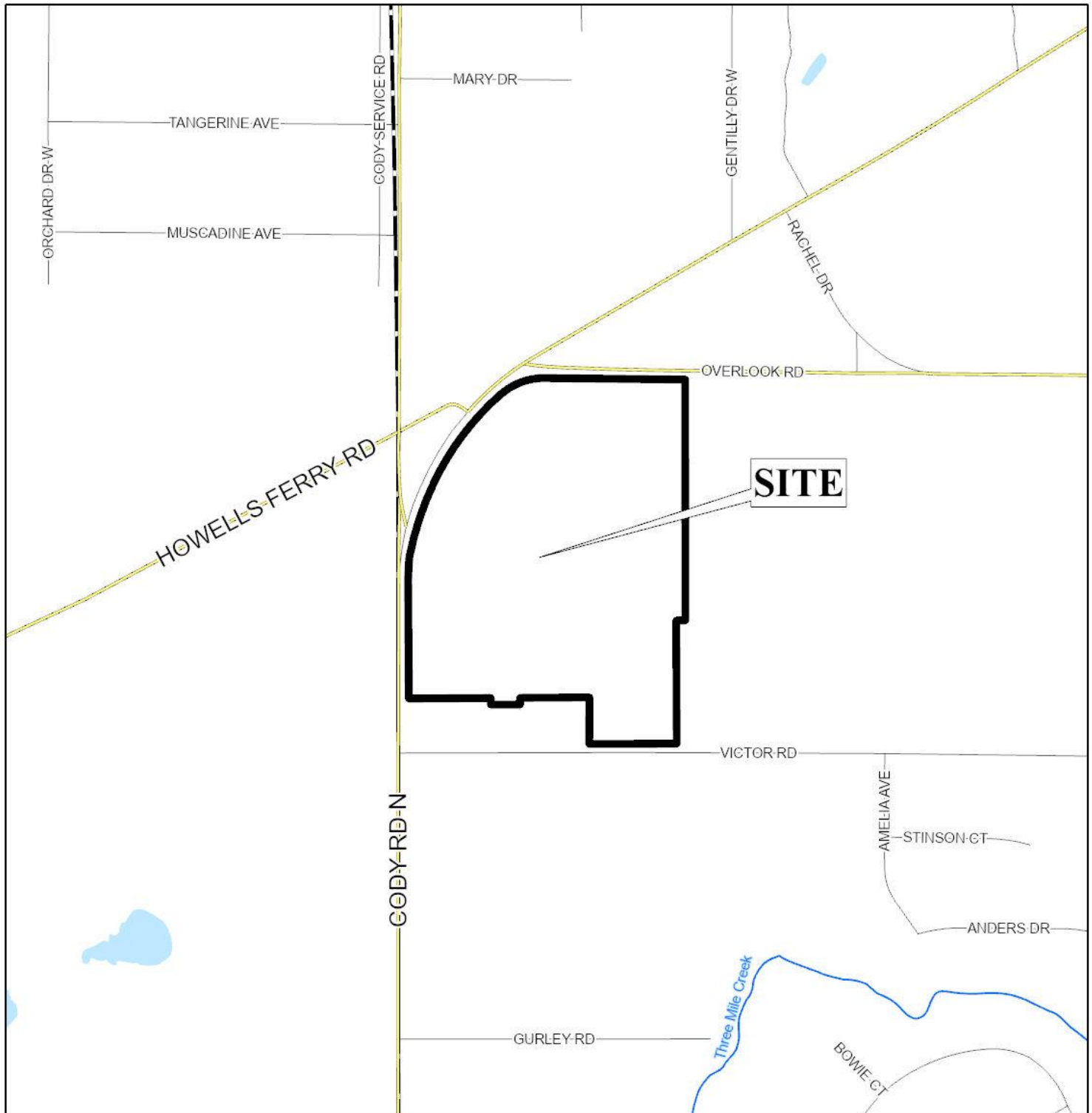
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) finalization of OBC Subdivision prior to signing the Final Plat;
- 2) revision of the plat to label Overlook Road, Cody Road North and Victor Road with their current rights-of-way after any dedication required with OBC Subdivision;
- 3) revision of the plat to label the sizes of Lot 1 and the Common Area along Victor Road, and Lots 27, 28 and 29, and the Common Area along Cody Road North after any dedication required with OBC Subdivision;
- 4) retention of the right-of-way width labels for all interior streets on the Final Plat;
- 5) revision of the plat to label all street corner lots with at least a 25-foot corner radius, or the furnishing of a table on the Final Plat providing the same information;
- 6) revision of the plat to label each lot and Common Area with its size in both square feet and acres, after any required dedication, or the furnishing of a table on the Final Plat providing the same information;
- 7) revision of the plat to indicate 25-foot minimum building setback line along Victor Road for Lot 1, after any required dedication;
- 8) revision of the plat to indicate a 25-foot minimum building setback line along Overlook Road for Lot 19;
- 9) revision of the plat to indicate a 25-foot minimum building setback line along Cody Road North for Lots 27, 28 and 29;

- 10) revision of the Typical Lot Building Setback Layout to indicate which lots would be subject to this standard layout and which lots would differ, and to include compliant front, side and rear yard setbacks;
- 11) retention of the note on the preliminary plat stating that no structures may be placed or constructed within any easement without the permission of the easement holder on the Final Plat;
- 12) revision of the note concerning the maintenance of the Common Areas to simply state on the Final Plat that the maintenance of all Common Areas is the responsibility of the property owners;
- 13) revision of the plat, if necessary, to conform to United States Postal Service National Delivery Planning Standards, and if a mailbox kiosk is provided, the placement thereof must be on private property and comply with the setback requirements of the Zoning Ordinance;
- 14) removal of the note stating that the intended use is commercial development;
- 15) 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. Provide reference, on the map and the description, to a monumented corner. C. Provide and label the monument set or found at each subdivision corner. D. Provide a Vicinity Map. E. Provide a North Arrow on Sheet 1 of 2. F. Provide a legend. G. Provide curve data for the various labeled curves. H. Provide the curve numbers and curve data for the proposed rights-of-way. I. Mark each proposed ROW as PUBLIC or PRIVATE. J. Is the USPS requiring a mail kiosk? Show and label the proposed kiosk on private property. K. Street names are subject to approval through the Engineering Dept. L. Clarify the existing ROW on Victor Rd. Show and label the distance to centerline of roadway. M. Give a unique label to each of the separate Common Areas (i.e. No. 1, No. 2). N Label LOT 1 and LOT 3 of OBC Subdivision and include the recording information. O. Show and label each and every Right-Of-Way and easement. P Label the adjoining property Owners. Q. Revise NOTE #9 (unnumbered) to read – “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.” R. Provide a written legal description and matching bearing and distance labels for the proposed subdivision boundary. S. Revise the plat to label each lot with its size in acres also, or the furnishing of a table on the Plat providing the same information. T. Revise the signature block from “MOBILE CITY ENGINEERING” to “CITY ENGINEER”. U. Provide the Surveyor’s Certificate. V. The proposed streets are considered PRIVATE until the roadways and dedicated ROW are accepted by the City. W. 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.);*
- 16) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*

- 17) 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*
- 18) 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). 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



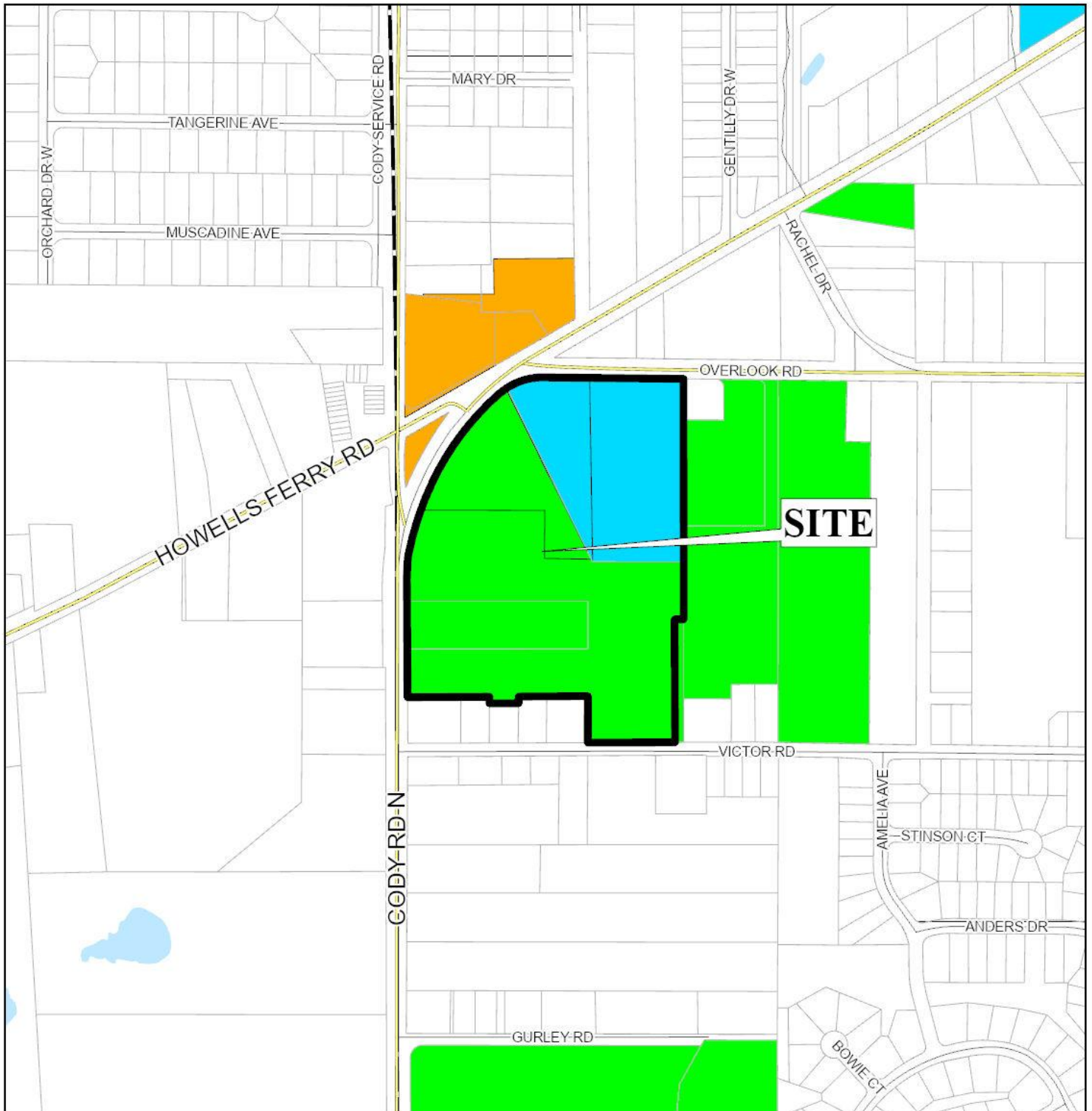
APPLICATION NUMBER 3 DATE October 20, 2022

APPLICANT Orchard Park Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



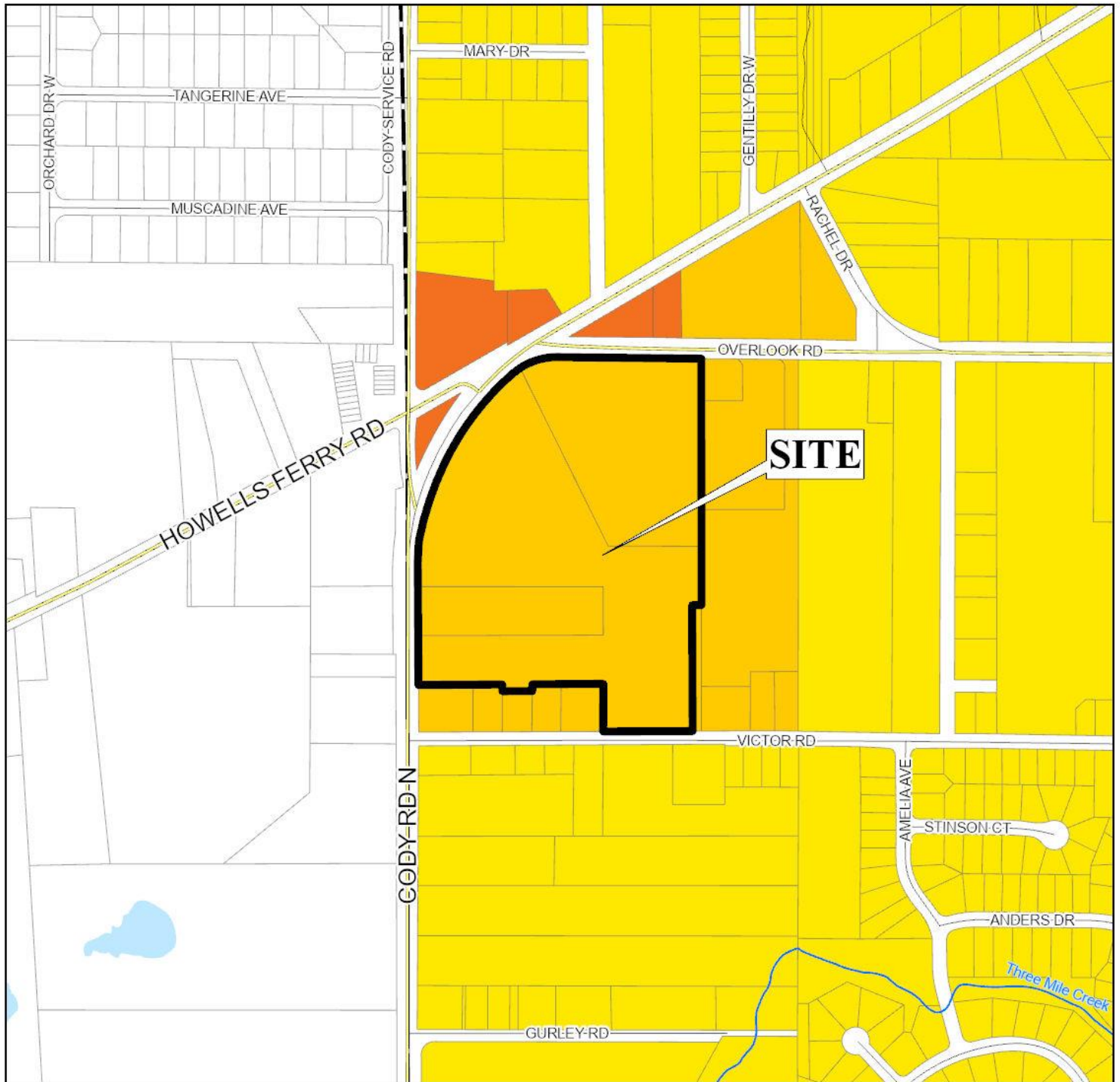
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APPLICANT Orchard Park Subdivision

REQUEST Subdivision



FLUM LOCATOR MAP



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APPLICANT Orchard Park 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

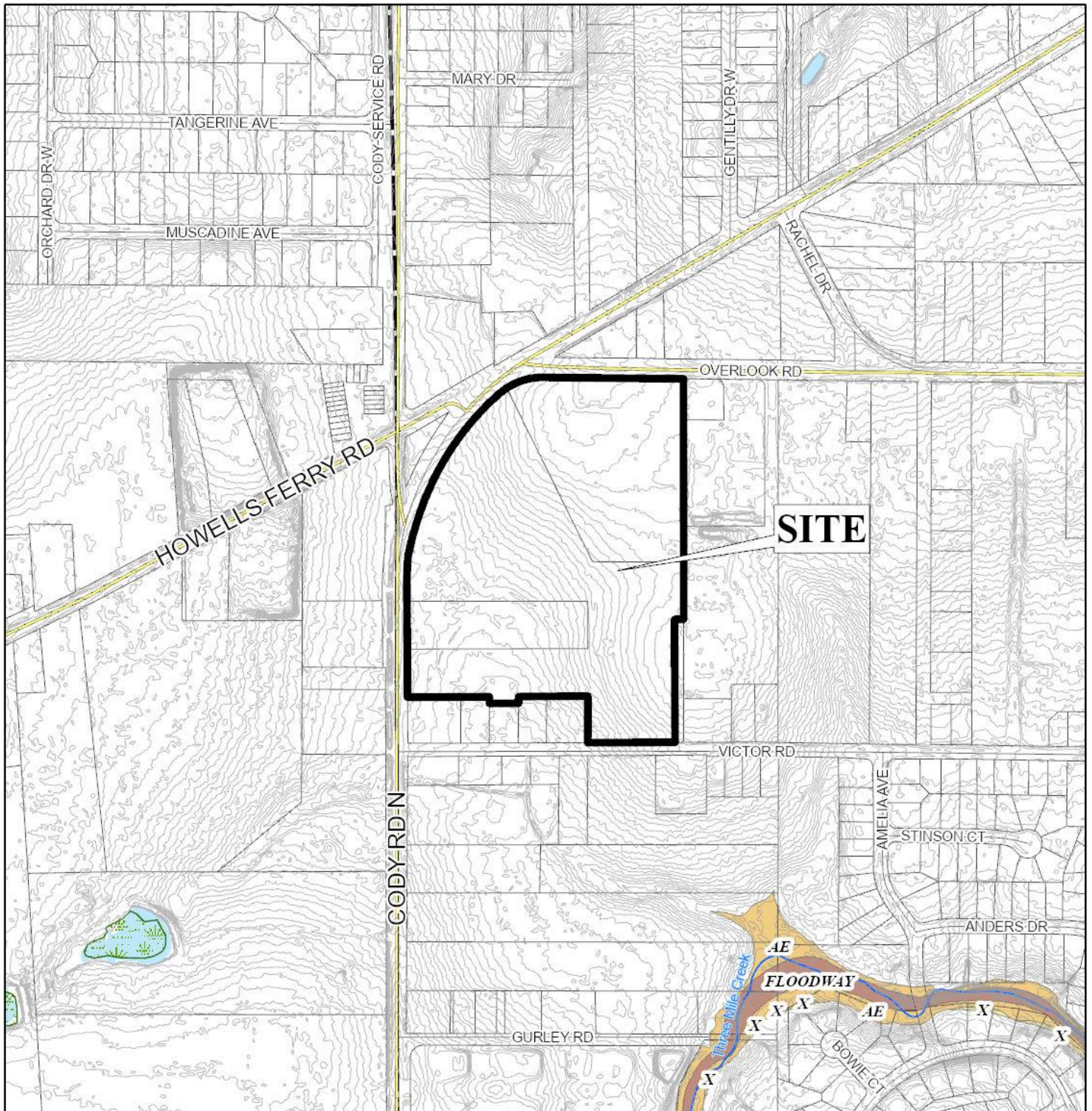
Parks & Open Space

Water Dependent



NTS

ENVIRONMENTAL LOCATOR MAP



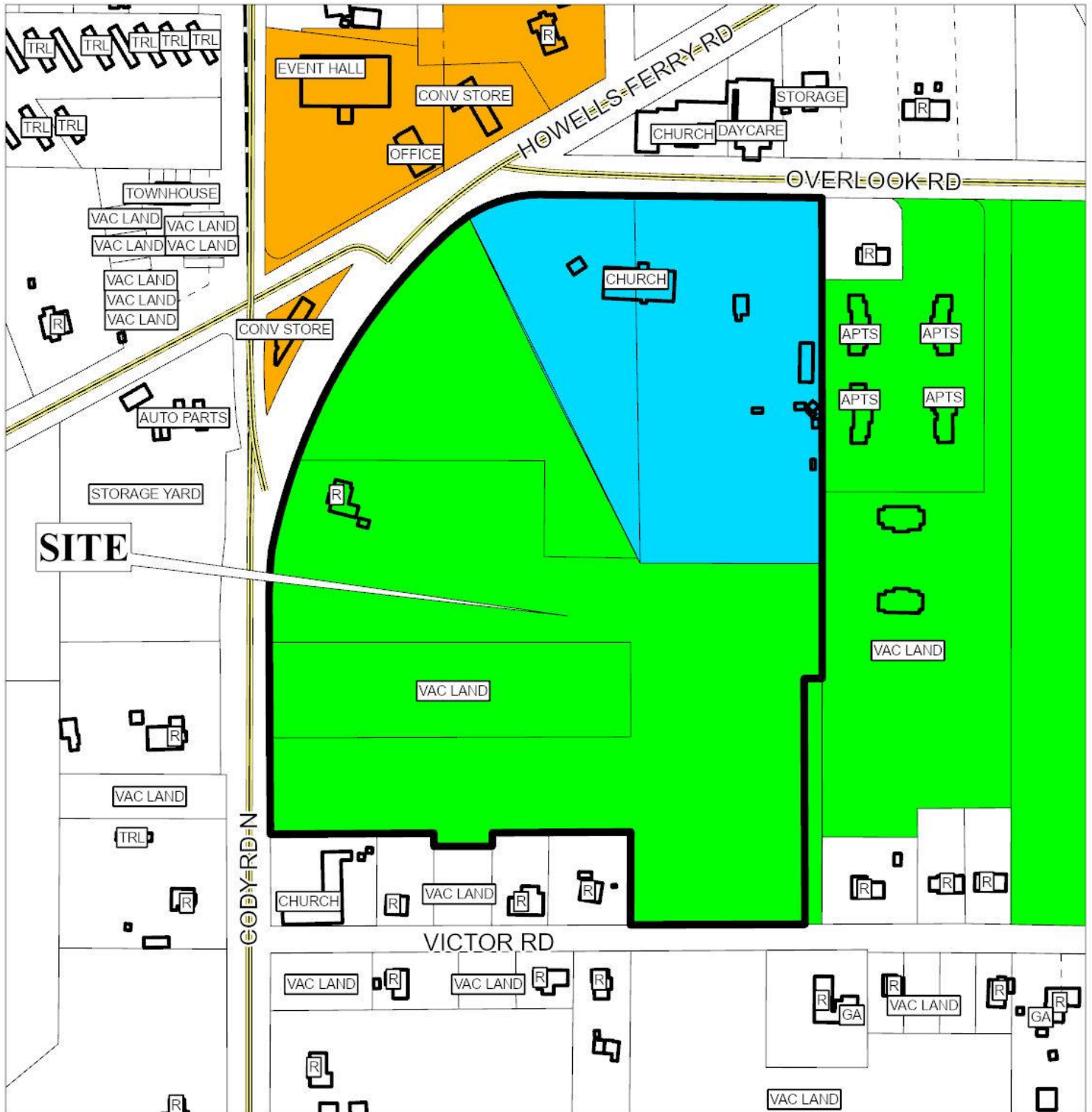
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APPLICANT Orchard Park Subdivision

REQUEST Subdivision



ORCHARD PARK SUBDIVISION



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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



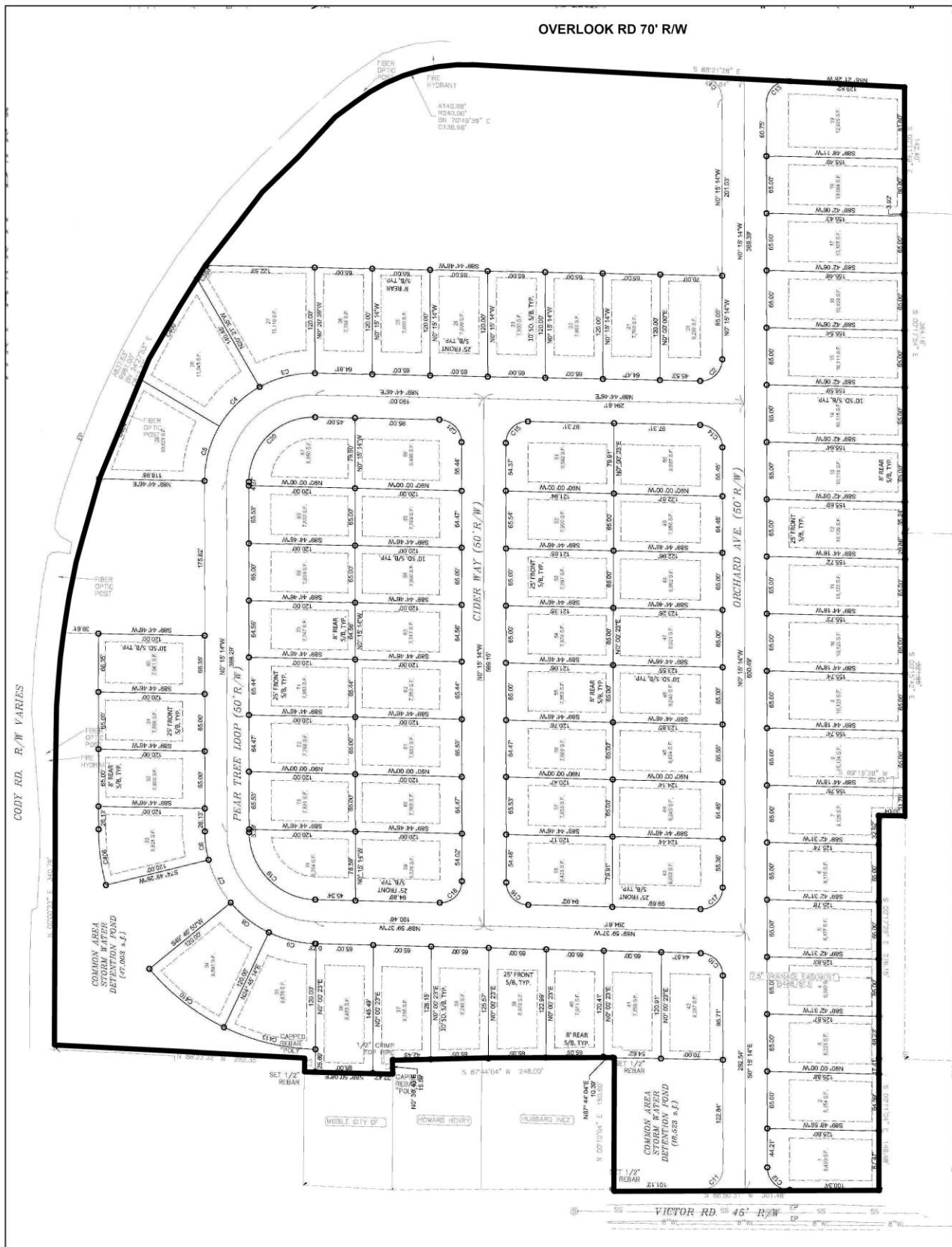
SUBDIVISION



APPLICATION NUMBER 3 DATE October 20, 2022



DETAIL SITE PLAN



APPLICATION NUMBER 3 DATE October 20, 2022

APPLICANT Orchard Park Subdivision

REQUEST _____ Subdivision _____



NTS

