

HAUS ESTATE 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 and label the monument set or found at each subdivision corner.
- C. Set reference monuments at the SE corner of LOT A where it is noted "UNABLE TO SET CORNER (FALLEN DEBRIS)".
- D. Show and label on the drawing all of the bearing and distances listed in the written legal description.
- E. Revise the signature block from "CITY ENGINEERING" to "CITY ENGINEER".
- F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOTS A & B will share historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- H. 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.
- I. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.
- J. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.

Traffic Engineering Comments: Each lot is limited to its existing curb cuts with any changes to 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 (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, 1.2± acre subdivision which is located on the South side of Drake Street, 185'± East of Chidester Avenue extending to the North terminus of Chidester Avenue, within Council District 1. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create two (2) legal lots of record from two (2) existing metes-and-bounds parcels. The proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site has been given a Mixed Density Residential land use designation per the adopted Future Land Use Plan and Map, adopted on 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 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 du/ac, 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.

The applicant proposes to shift the common internal property line between two metes-and-bounds parcels in order to create two legal lots of record. The parcels consist of portions of older subdivisions and resubdivisions. Both properties currently are developed as single-family residences. The Northern-most parcel would be enlarged and the Southern-most would be reduced.

It should be noted that the preliminary plat erroneously labels Drake Street as Drake Avenue. This should be corrected on the Final Plat.

The site has frontage on Myrtle Street and Drake Street, both of which are minor streets. Myrtle Street is curbed and guttered with a compliant 50' right-of-way; therefore, no dedication would be required.

Drake Street is not curbed and guttered and has a substandard 20' right-of-way. Since a 60' right-of-way is required along streets without curb and gutter, dedication should be required along Drake Street to provide 30' from the centerline. However, if a survey indicates that the existing dwelling would then be within the dedicated right-of-way, an increased minimum building setback line of 45' from the existing right-of-way line would be allowable in lieu of dedication. If dedication is required along Drake Street, the plat should be revised to indicate a 25' minimum building setback line along Drake Street, as measured from any required frontage dedication.

The plat indicates a 25' minimum building setback line for Lot A blocked-out as measured from the 11'+ street frontage for that proposed lot. This should be retained on the Final Plat, if approved. As proposed Lot A currently has only 11'+ of public street frontage, a note should be required on the Final Plat stating that no further resubdivision of Lot A is allowed until sufficient public street frontage is obtained to allow such.

The lot size labels in both square feet and acres should be retained on the Final Plat, adjusted for any required dedication on Lot B, or a table should be furnished on the Final Plat providing the same information.

As per the Traffic Engineering comments, each lot is limited to its existing curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should be required on the Final Plat stating these comments.

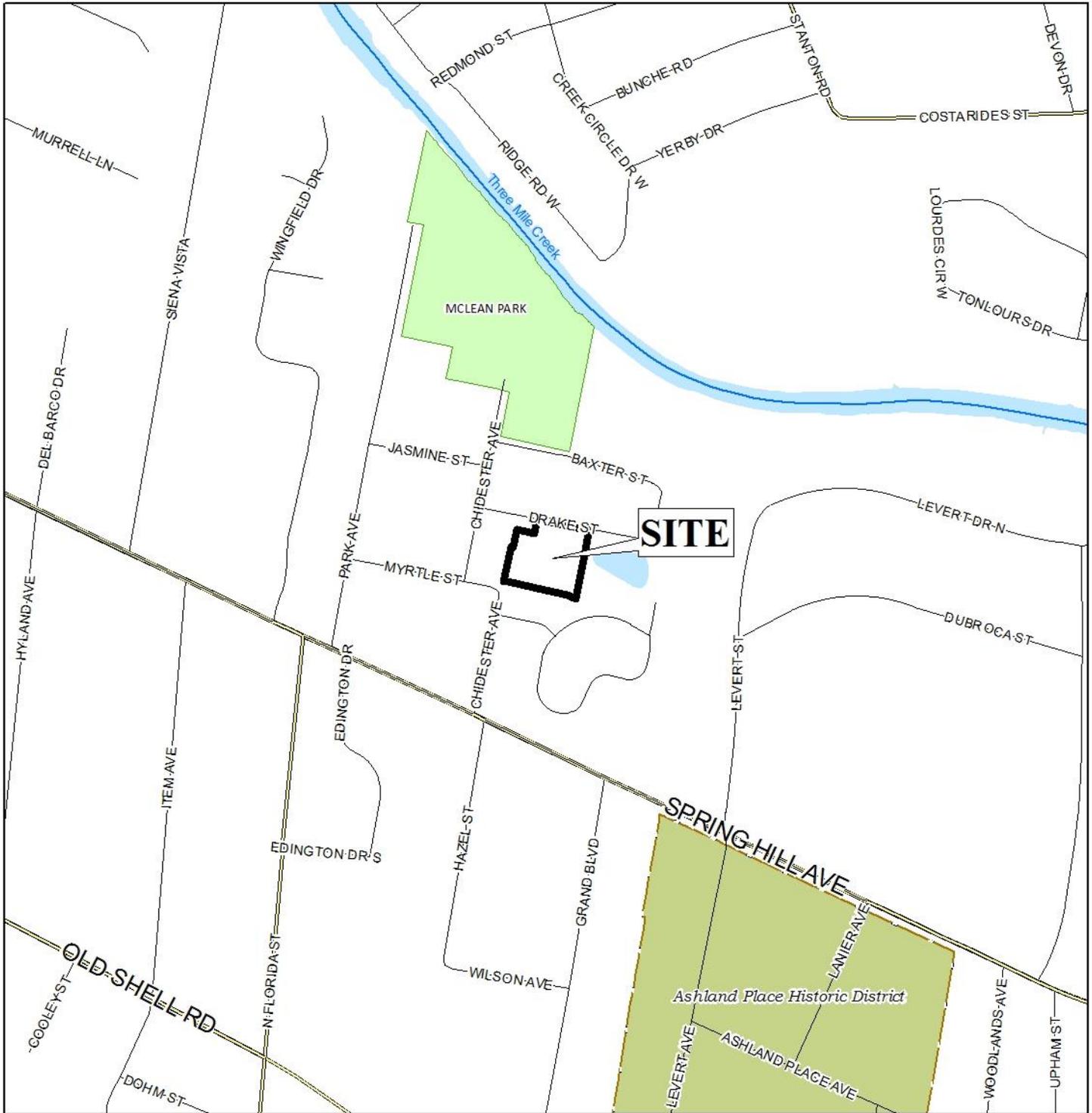
The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) correction of the label of Drake Avenue to Drake Street on the Final Plat;
- 2) illustration of a 45' minimum building setback line from the existing right-of-way of Drake Street in lieu of frontage dedication if the existing dwelling would be within the right-of-way after dedication;
- 3) dedication to provide 30' from the centerline of Drake Street if such dedication does not place the existing dwelling within the dedicated right-of-way;
- 4) revision of the plat to indicate a 25' minimum building setback line along Drake Street, as measured from any required frontage dedication;
- 5) retention of the 25' minimum building setback line for Lot A blocked-out as measured from the 11'+ street frontage;
- 6) placement of a note on the Final Plat stating that no further resubdivision of Lot A is allowed until sufficient public street frontage is obtained to allow such;
- 7) retention of the lot size labels in both square feet and acres on the Final Plat, adjusted for any required dedication on Lot B, or the furnishing of a table on the Final Plat providing 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. Provide and label the monument set or found at each subdivision corner. C. Set reference monuments at the SE corner of LOT A where it is noted "UNABLE TO SET CORNER (FALLEN DEBRIS)". D. Show and label on the drawing all of the bearing and distances listed in the written legal description. E. Revise the signature block from "CITY ENGINEERING" to "CITY ENGINEER". F. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. G. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #76) LOTS A & B will share historical credit of impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control. Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. H. 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. I. Provide a copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Engineering Dept. for review. No signatures are required on the drawing. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet. J. After addressing all of the FINAL SUBDIVISION PLAT review comments 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. Place the information for the Subdivision Plat on the PLAT Review sign-in sheet.];

- 9) placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to its existing curb cuts with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 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 (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 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).].

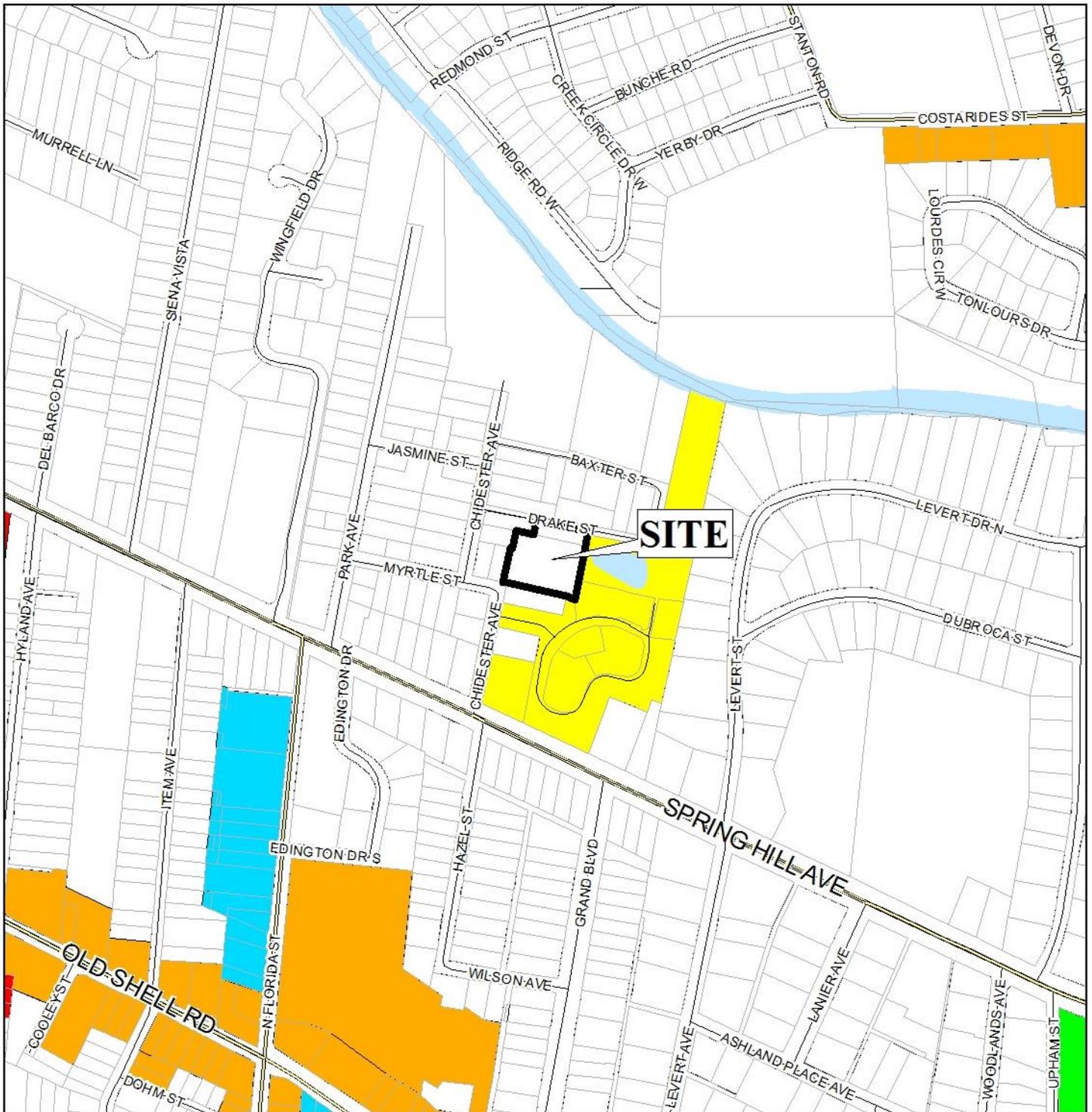
LOCATOR MAP



APPLICATION NUMBER 4 DATE December 5, 2019
 APPLICANT Haus Estate Subdivision
 REQUEST Subdivision



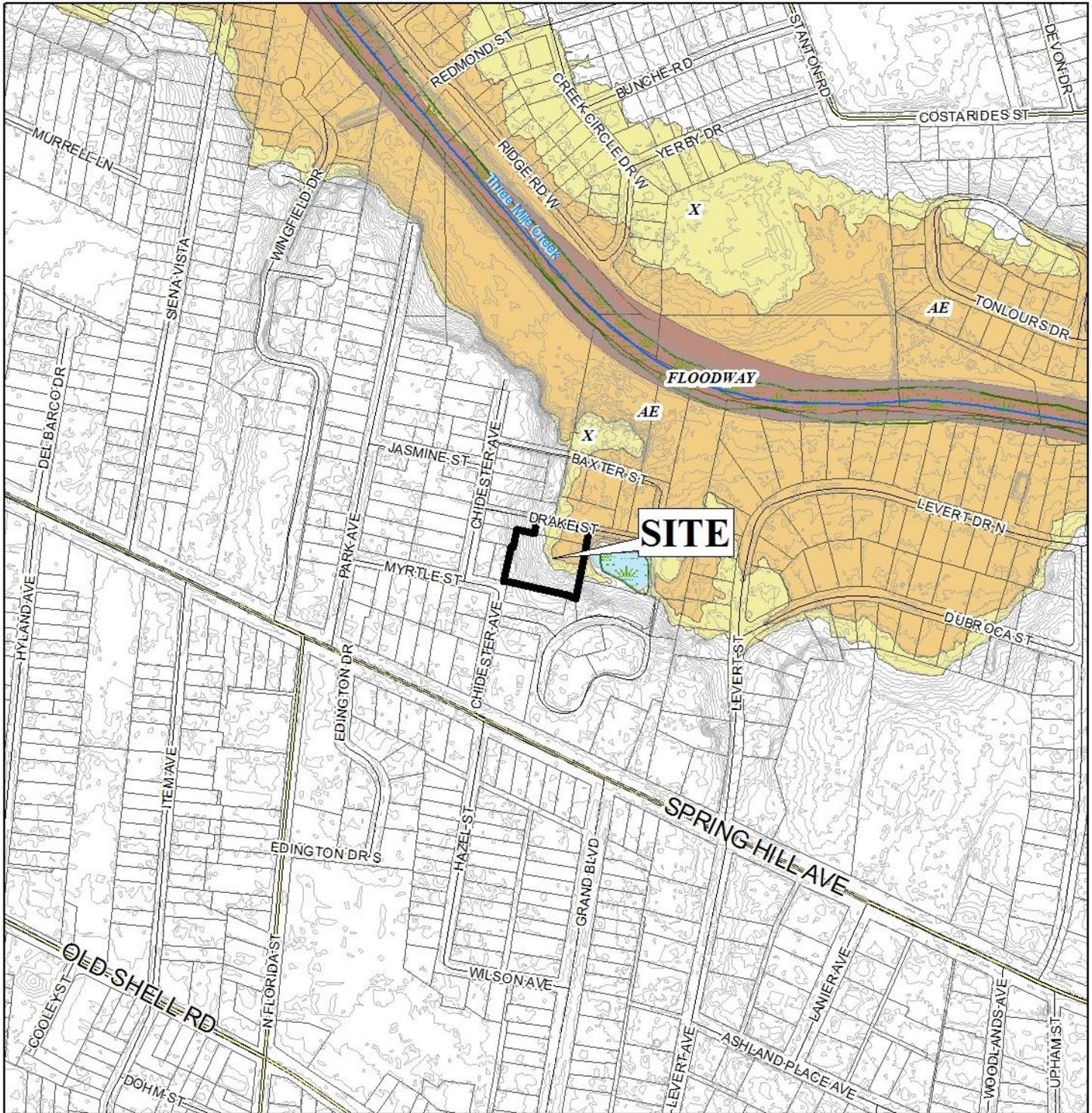
LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE December 5, 2019
APPLICANT Haus Estate Subdivision
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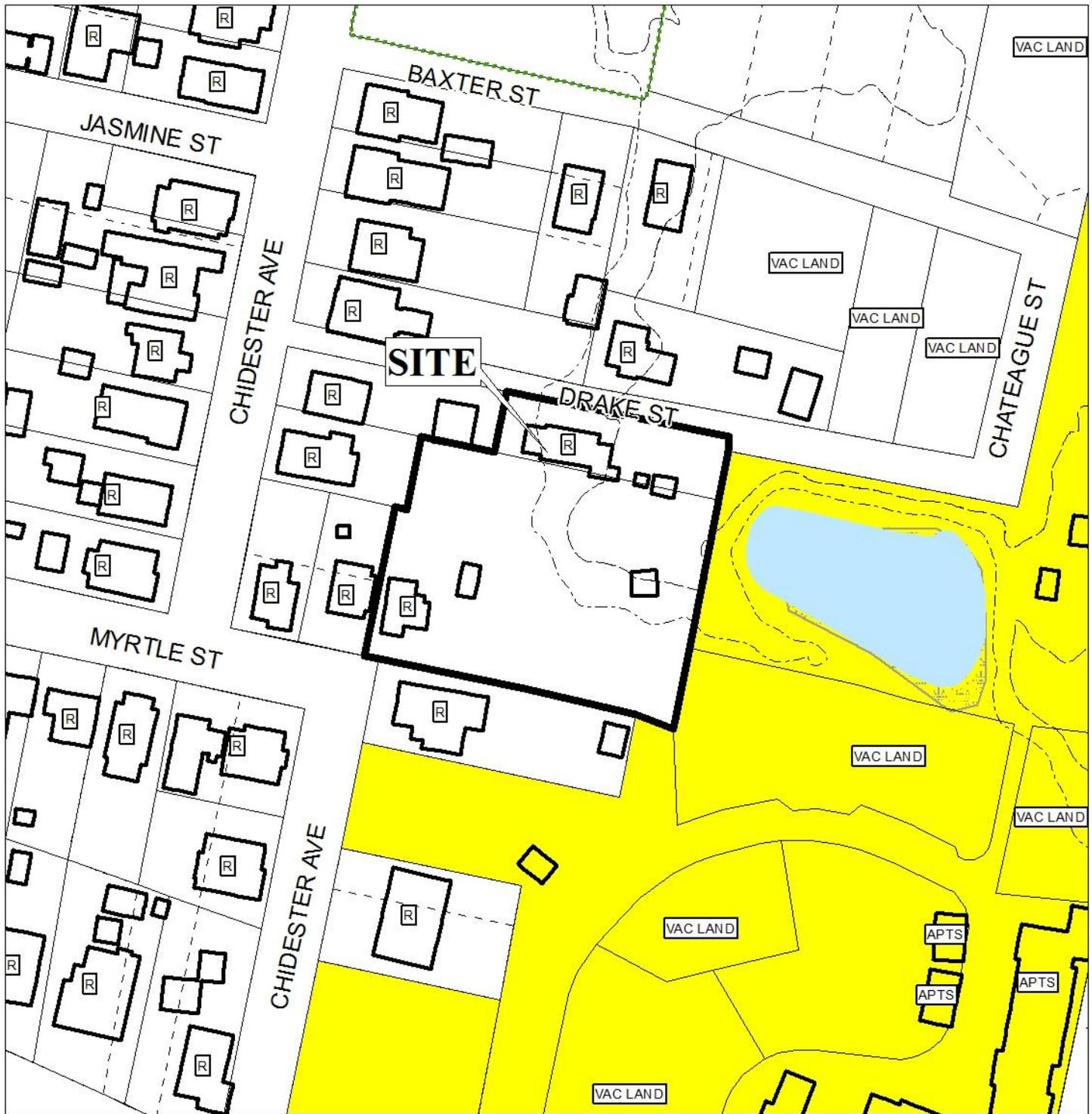
ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER	4	DATE	December 5, 2019
APPLICANT	Haus Estate Subdivision		
REQUEST	Subdivision		



HAUS ESTATE SUBDIVISION

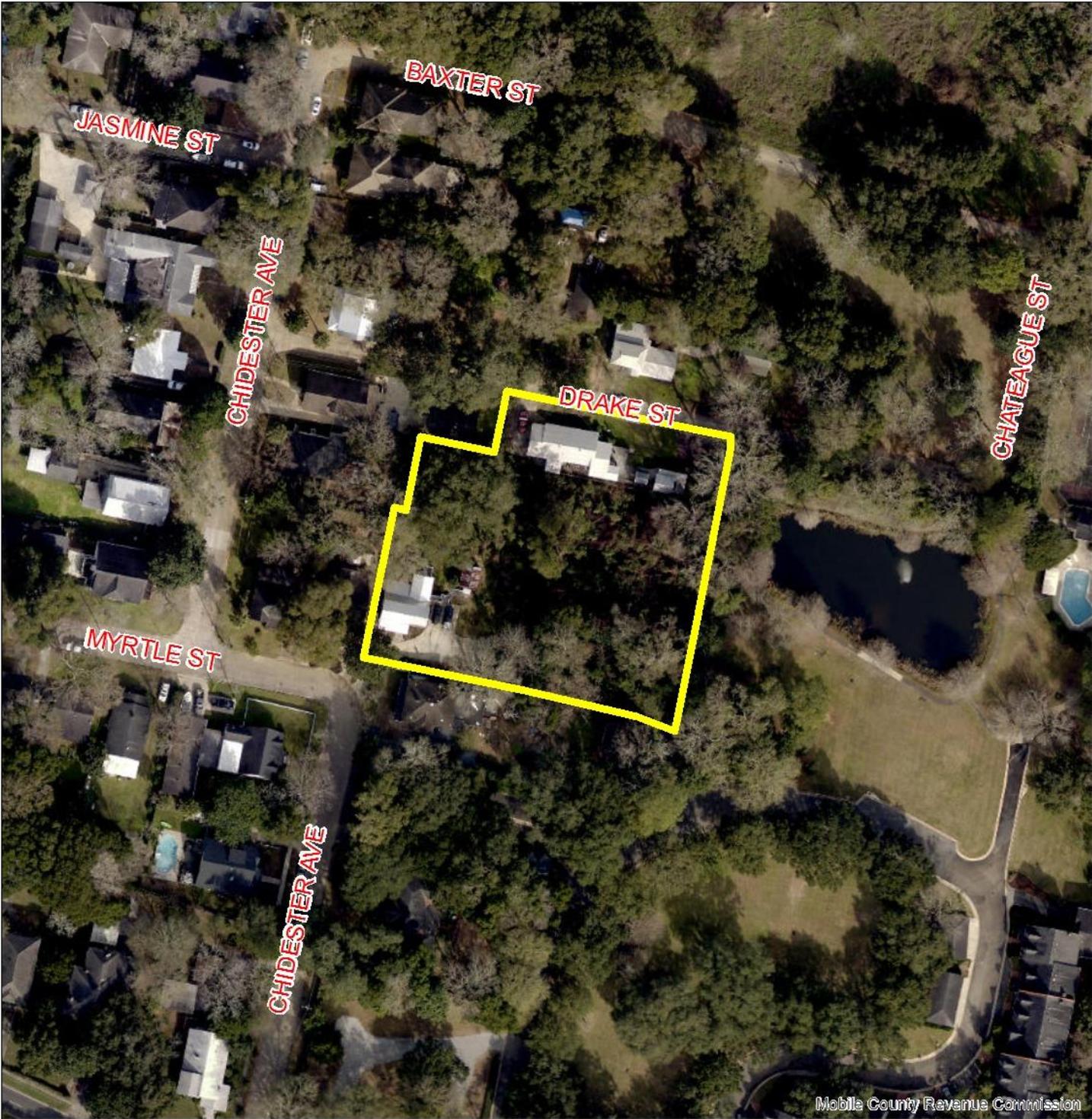


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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



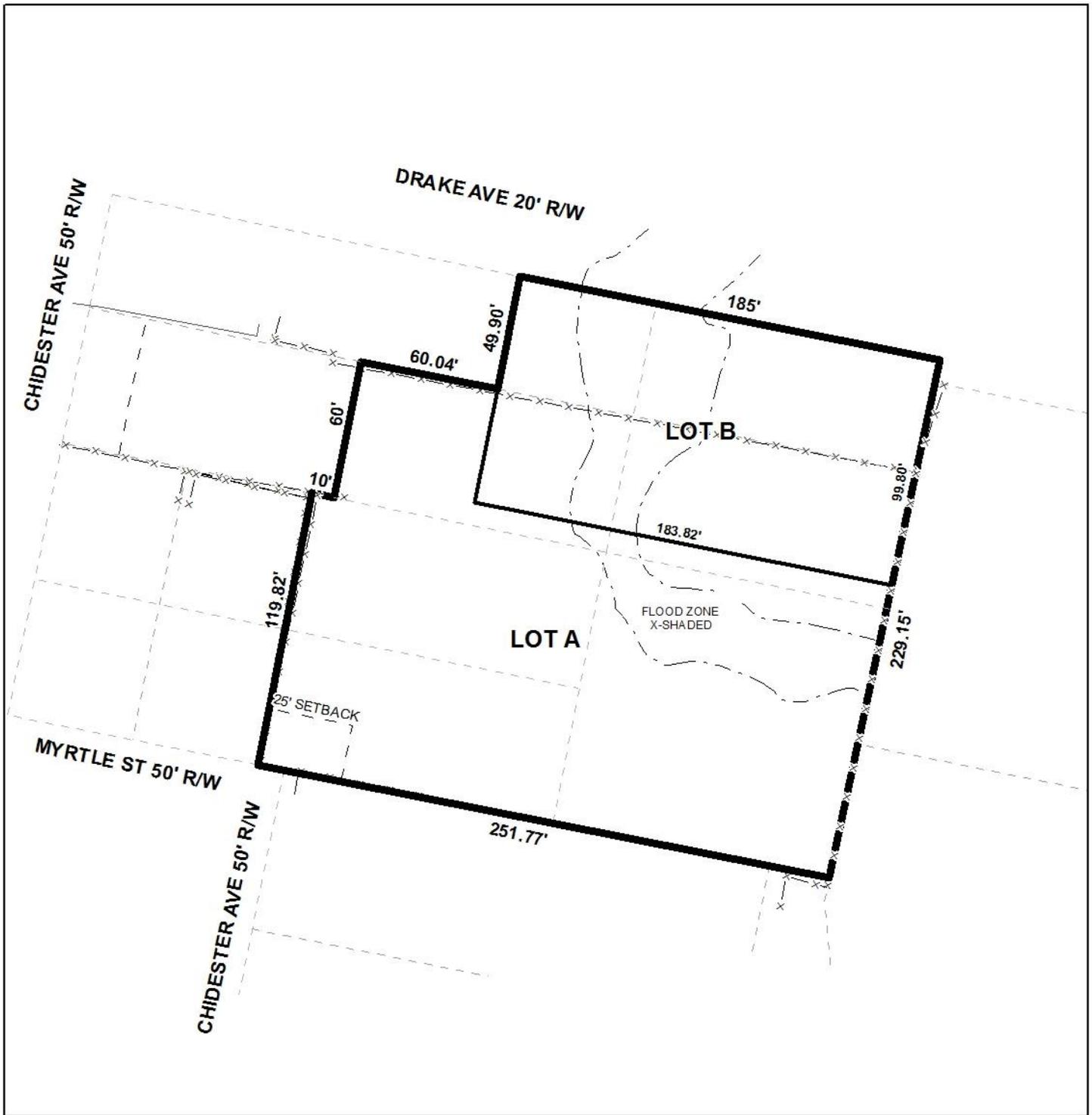
HAUS ESTATE SUBDIVISION



APPLICATION NUMBER 4 DATE December 5, 2019



DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE December 5, 2019
APPLICANT Haus Estate Subdivsion
REQUEST Subdivsion



