

MORTON SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2 OF THE 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. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #82) LOTS 1 and 2 will receive 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 FINAL PLAT for signature.)
- 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 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.
- G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- I. 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: Lots 1 & 2 are limited to the existing shared curb cut to Cottage Hill Road with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new parking, including ADA handicap spaces, shall 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 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, 1.02± acre subdivision which is located on the South side of Cottage Hill Road, 912'± East of Knollwood Drive, in Council District 4. The applicant states that the subdivision is served by the Mobile Area Water & Sewer System.

The site has been given a Mixed Commercial Corridor (MCC) 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. 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.

The purpose of this application is to resubdivide Lots 1 & 2 to incorporate a 40' x 149' vacated service road into the existing lots; thereby increasing the area of each. Both proposed lots meet the minimum size requirements of the Subdivision Regulations.

The site has frontage on Cottage Hill Road, a component of the Major Street Plan with a planned 100' right-of-way. The preliminary plat indicates that the right-of-way width of Cottage Hill Road varies; however, the existing recorded plat (Morton Subdivision, Resubdivision of Lot 1) depicts a sufficient 50' right-of-way from the centerline of Cottage Hill Road. Therefore, if approved the Final Plat should be revised to reflect the planned 100' right-of-way width of Cottage Hill Road.

As per the Traffic Engineering comments, lots 1 & 2 are limited to the existing shared curb cut to Cottage Hill Road with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new parking, including ADA handicap

spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance. These comments should be placed on the Final Plat.

As on the preliminary plat, the lot size label should be retained in both square feet and acres on the Final Plat, or a table should be furnished on the Final Plat providing the same information. No easements are indicated on the preliminary plat. If any easements are recorded on the site they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structure may be placed or constructed within any easement.

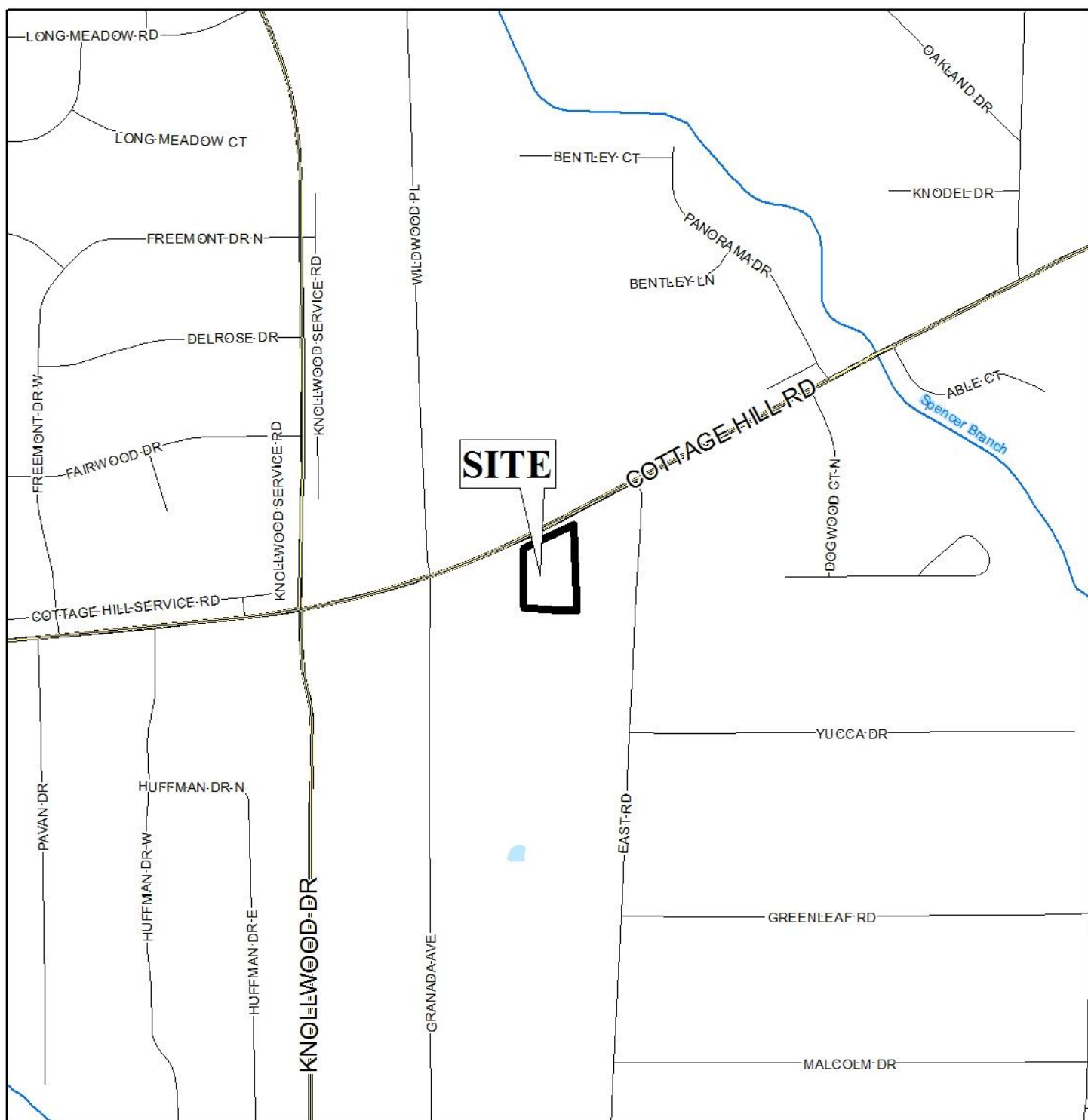
Based on the preceding, this application is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to illustrate the 100' right-of-way width of Cottage Hill Road;
- 2) retention of the plat to illustrate the 25' minimum building setback line along Cottage Hill Road;
- 3) retention of the lot size in both square feet and acres, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement (if applicable);
- 5) 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 21 - #82) LOTS 1 and 2 will receive 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 FINAL PLAT for signature.) 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 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. G. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. H. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. I. 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.];

- 6) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Lots 1 & 2 are limited to the existing shared curb cut to Cottage Hill Road with any changes to size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Any new parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 7) *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*
- 8) *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).].*

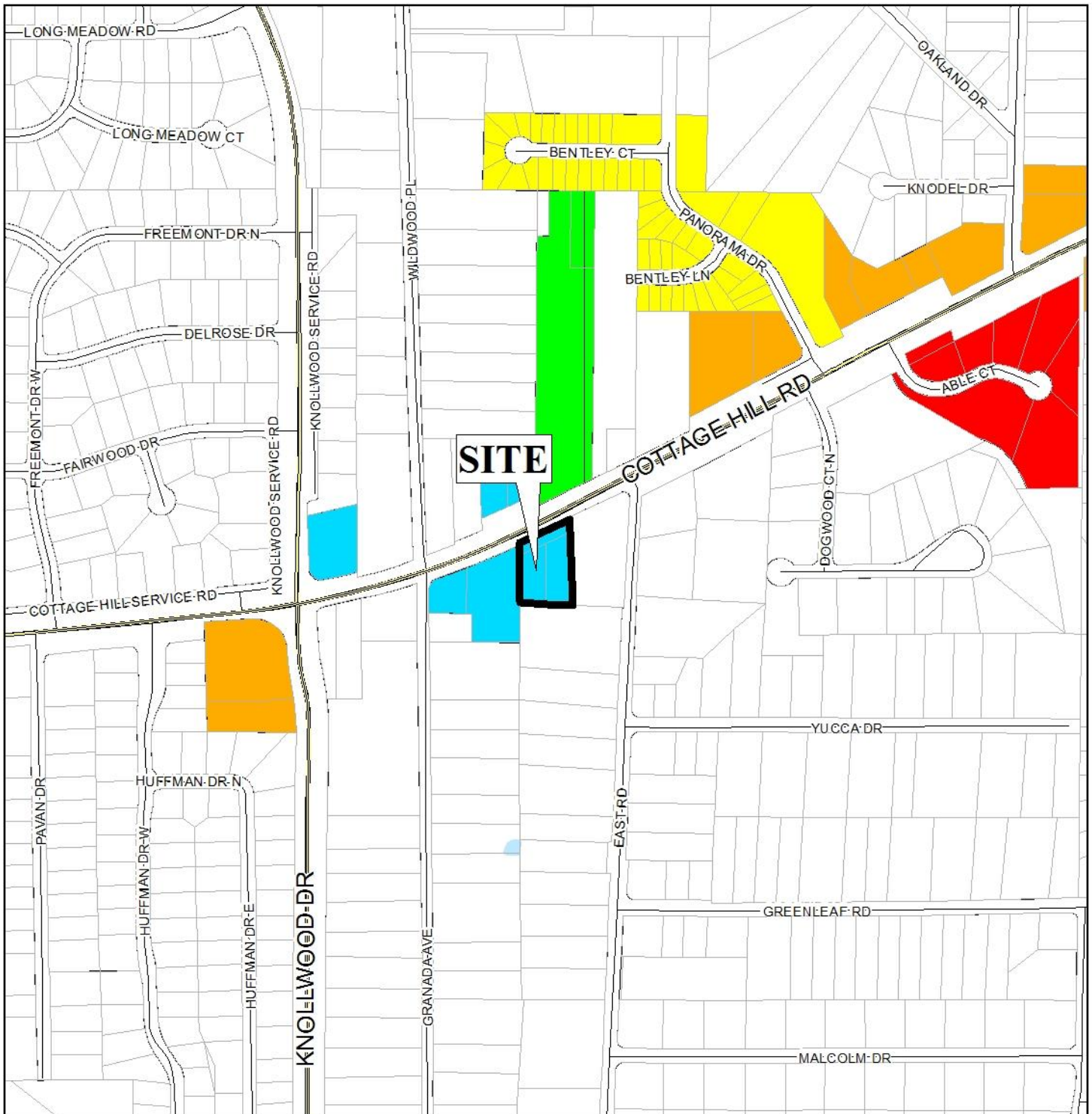
LOCATOR MAP



APPLICATION NUMBER 4 DATE March 21, 2019
APPLICANT Morton Subdivision, Resubdivision of lots 1 & 2, Resubdivision of Lot 1
REQUEST Subdivision



LOCATOR ZONING MAP



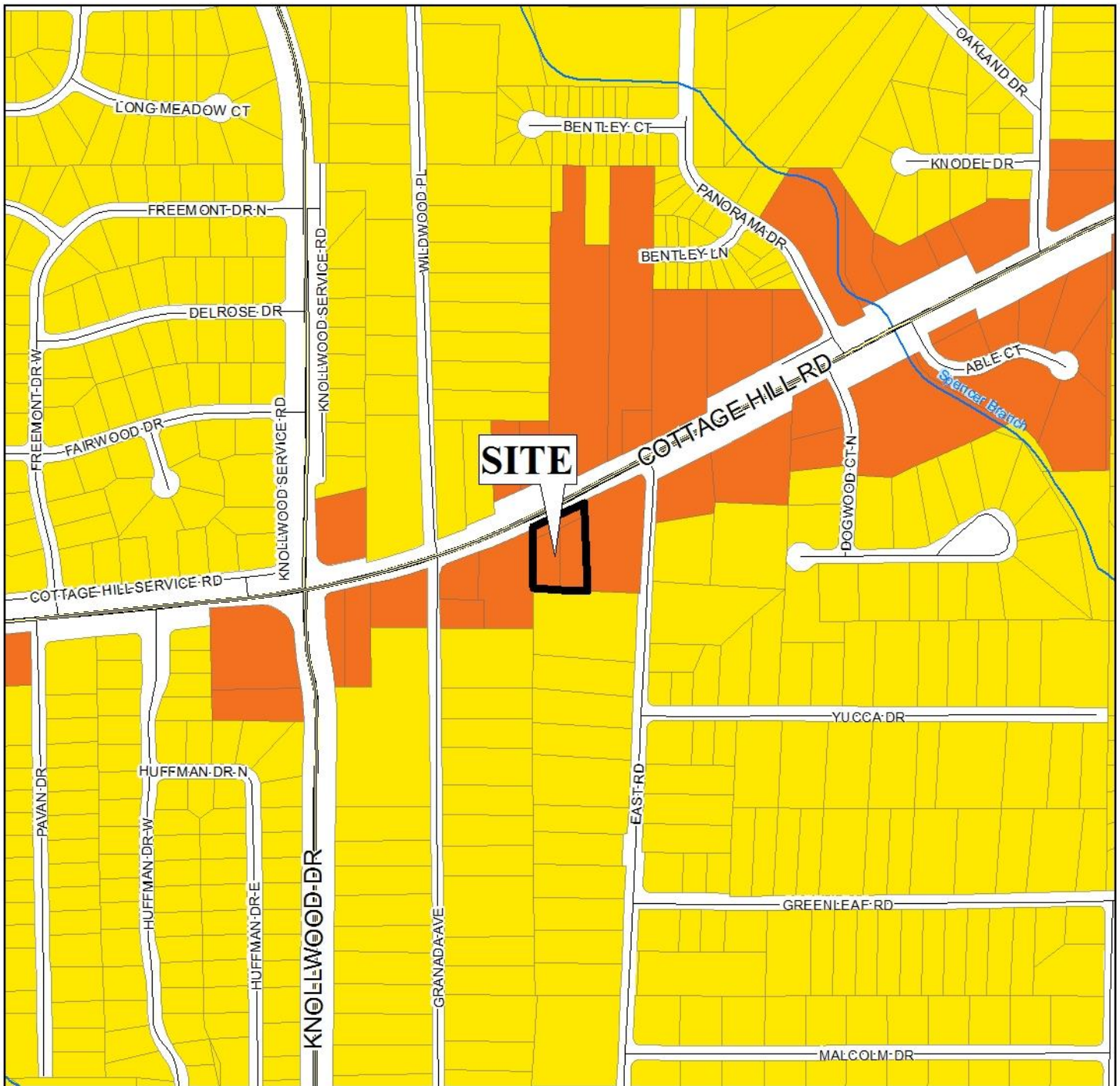
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APPLICANT Morton Subdivision, Resubdivision of lots 1 & 2, Resubdivision of Lot 1

REQUEST Subdivision



FLUM LOCATOR MAP



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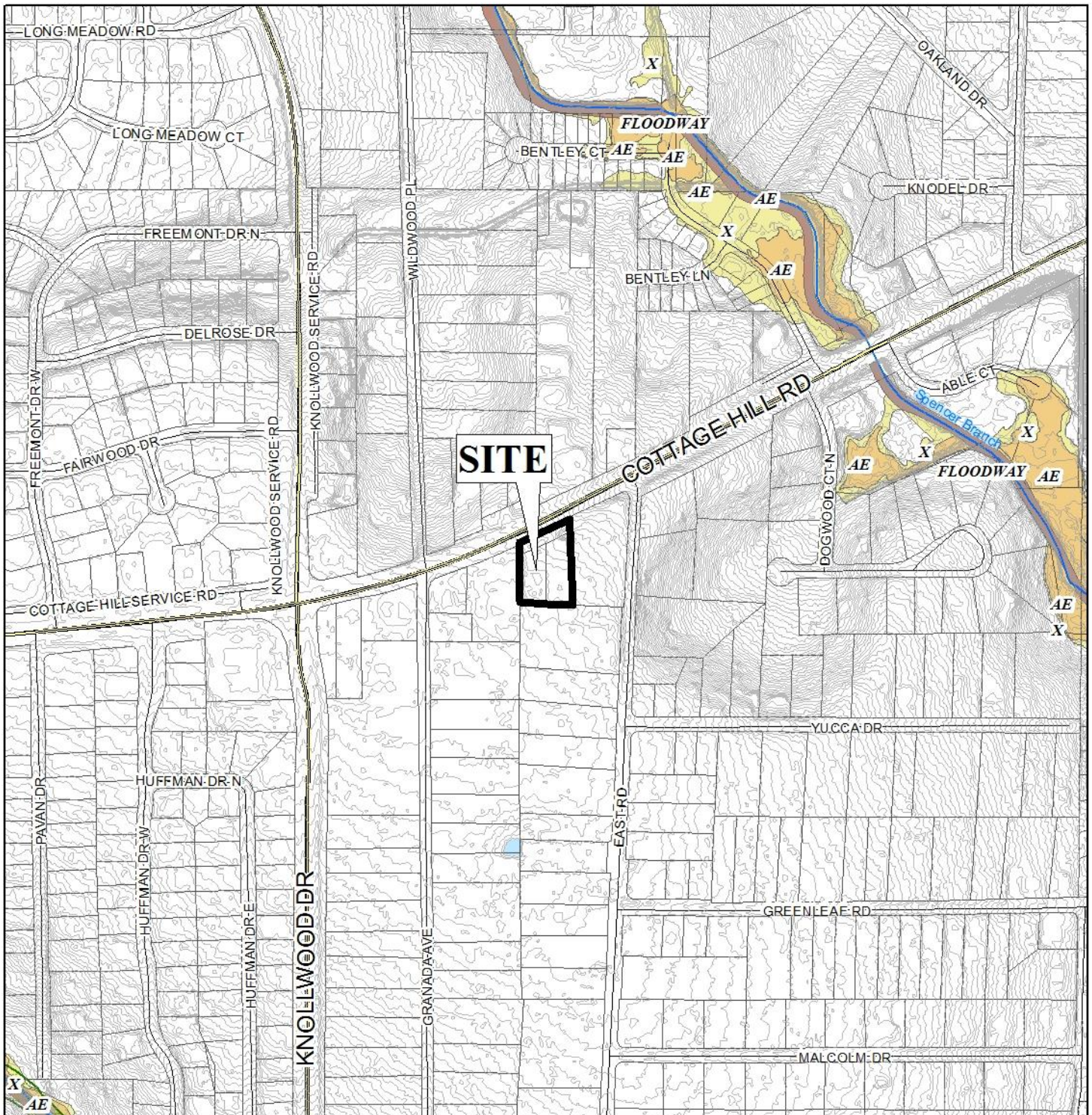
APPLICANT Morton Subdivision, Resubdivision of lots 1 & 2, Resubdivision of Lot 1

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	



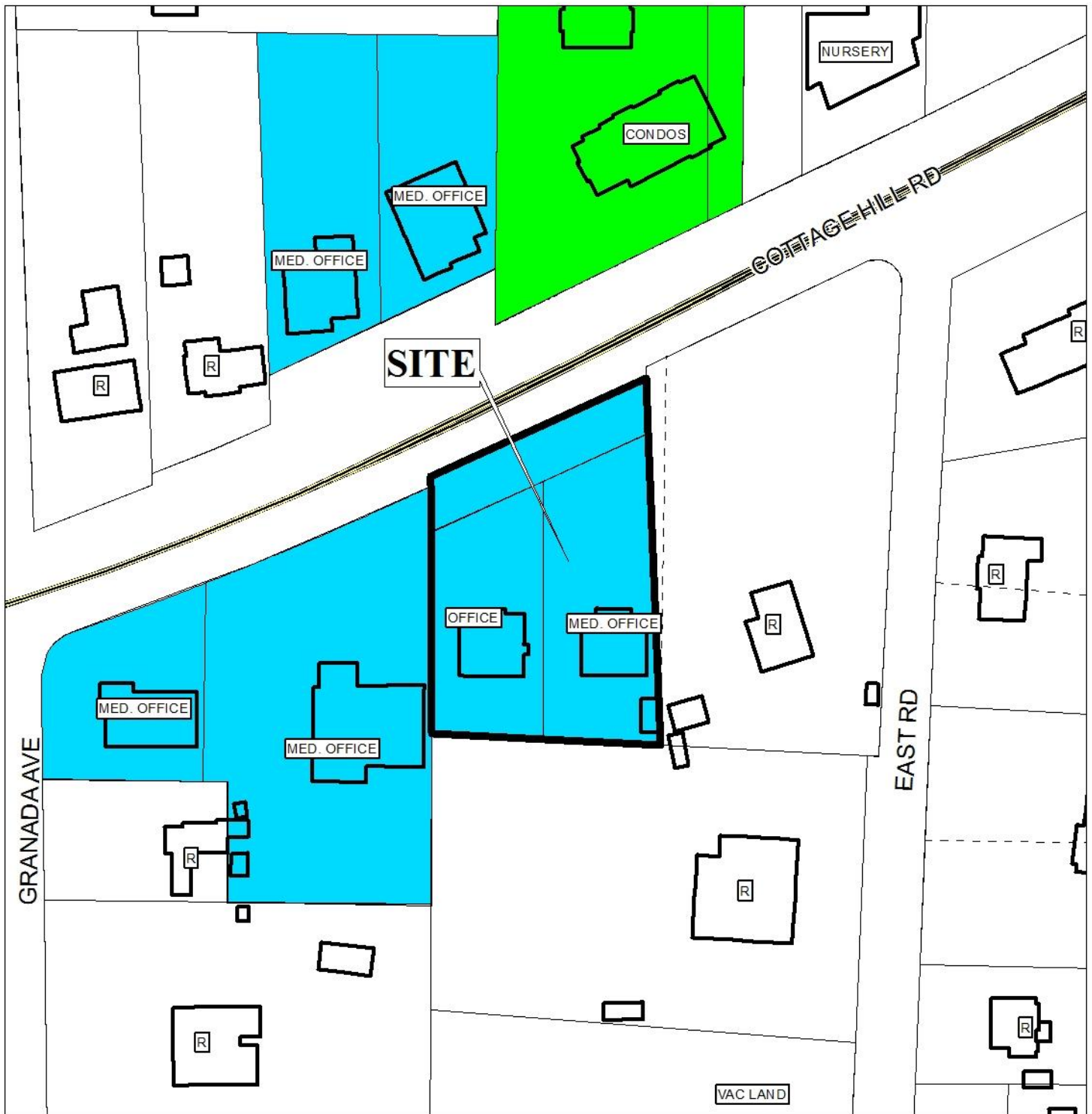
ENVIRONMENTAL LOCATOR MAP



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MORTON SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2, RESUBDIVISION OF LOT 1



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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



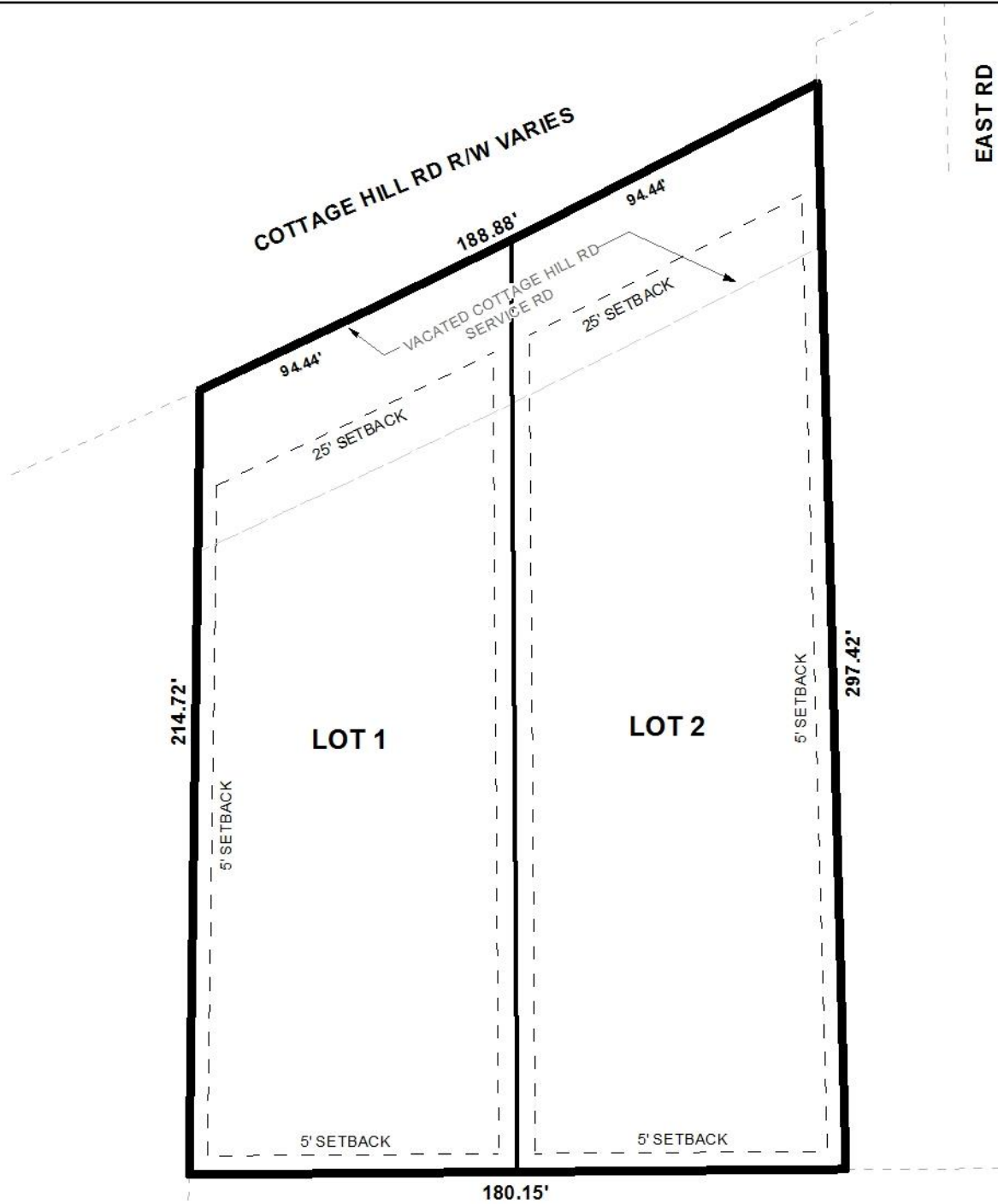
MORTON SUBDIVISION, RESUBDIVISION OF LOTS 1 & 2, RESUBDIVISION OF LOT 1



APPLICATION NUMBER 4 DATE March 21, 2019



DETAIL SITE PLAN



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APPLICANT Morton Subdivision, Resubdivision of lots 1 & 2, Resubdivision of Lot 1
REQUEST Subdivision



