

PARADISE GARDENS 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. Make the Vicinity Map legible.
- D. List the amount of acreage being dedicated to public ROW along Wolf Ridge Rd.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate and Signature.
- G. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive some 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 review
- 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- O. 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: This site has street frontage on Wolf Ridge Road, Wolf Ridge Service Road (southern terminus), La Pine Drive (southern terminus), and Bristol Avenue (eastern terminus). It appears there is no current access restrictions for this site which would be consistent with the adjoining R-1 residential zoning. With the proposed use, the access to the

site should be limited strictly to Wolf Ridge Road. Site is limited to the number of driveways on the approved Planning Approval and/or PUD site plan, with any changes in number, 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.

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, 22.7± acre subdivision which is located on the West side of Wolf Ridge Road, 700'± North of Moffett Road, in 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 combine two metes and bounds parcels to create one legal lot of record.

The site has been given a Low Density Residential (LDR) 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 designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single family housing unit, detached or semidetached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.

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 case the designation of 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 the 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.

It should be noted that the subject site received Planning Approval by the Planning Commission on May 16, 2019 to allow four 20' x 60' mausoleums in an R-1, Single-Family Residential District. This application is to satisfy the conditions that states: "Submission of a 1-lot Subdivision that reflects the boundaries illustrated on the Planning Approval Application, said subdivision will include the need to dedicate adequate right-of-way to provide 50' from the centerline of Wolf Ridge Road, a planned major street."

The proposed lot fronts Wolf Ridge Road, along the portion of Inner Ring Road on the Major Street Plan which calls for 100-foot right-of-way dedication. Dedication to provide 50' from centerline should be illustrated on the Final Plat. The preliminary plat illustrates a varying right-of-way width. However, dedication to provide 50' from the centerline is shown, and if approved, the dedication should be retained on the Final Plat.

A 25-foot minimum building setback is required along Wolf Ridge Road however; it is not illustrated on the preliminary plat. If approved, the Final Plat should be revised to reflect the required building setback, from the required dedication.

The proposed lot exceeds the 7,200 square foot minimum lot size requirement for lots served by public water and sanitary sewer systems. The preliminary plat provides the lot sizes in square feet and acres. If approved, the lot size information should be retained on the Final Plat.

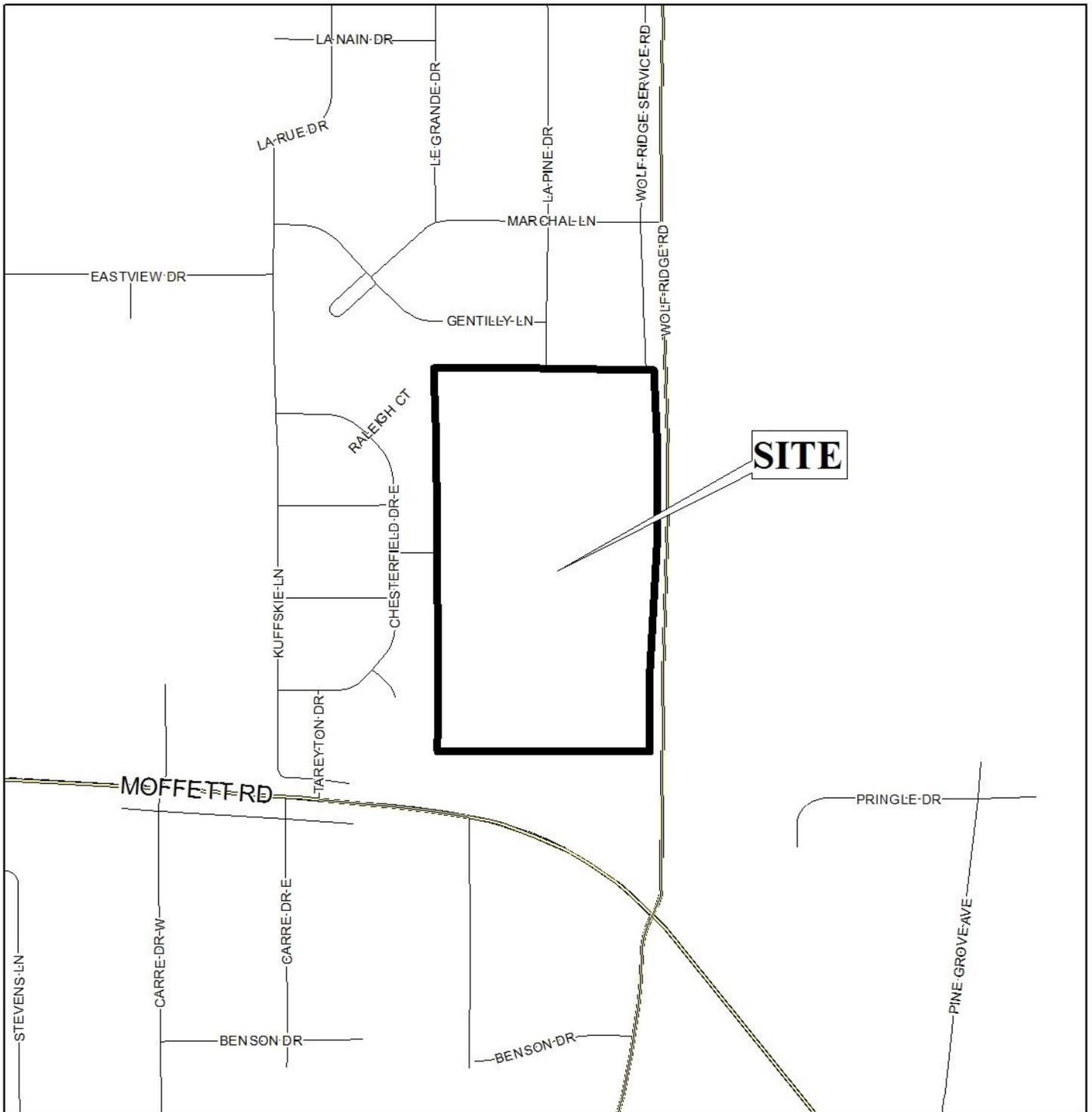
As a means of access management, a note should be placed on the Final Plat stating full compliance with the Traffic Engineering. With the proposed use, the access to the site should be limited strictly to Wolf Ridge Road. Site is limited to the number of driveways on the approved Planning Approval and/or PUD site plan, with any changes in number, 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.

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

- 1) Labeling of existing right-of-way of Wolf Ridge Road and retention of the 50' dedication from the centerline of Wolf Ridge Road;
- 2) Provision of a 25' minimum building setback line along Wolf Ridge Road from the dedication;
- 3) Retention of lot size information in both square feet and acres;
- 4) Placement of a note on the Final Plat stating the following Traffic Engineering comments: (*"Site is limited to the number of driveways on the approved Planning Approval and/or PUD site plan, with any changes in number, 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.");
- 5) 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. Provide and label the monument set or found at each subdivision corner. C. Make the Vicinity Map legible. D. List the amount of acreage being dedicated to public ROW along Wolf Ridge Rd. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate and Signature. G. Provide the Owner's (notarized), Planning Commission, and Traffic Engineering signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #88) the Lot(s) will receive some 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 review 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. O. 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) 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
- 7) 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).

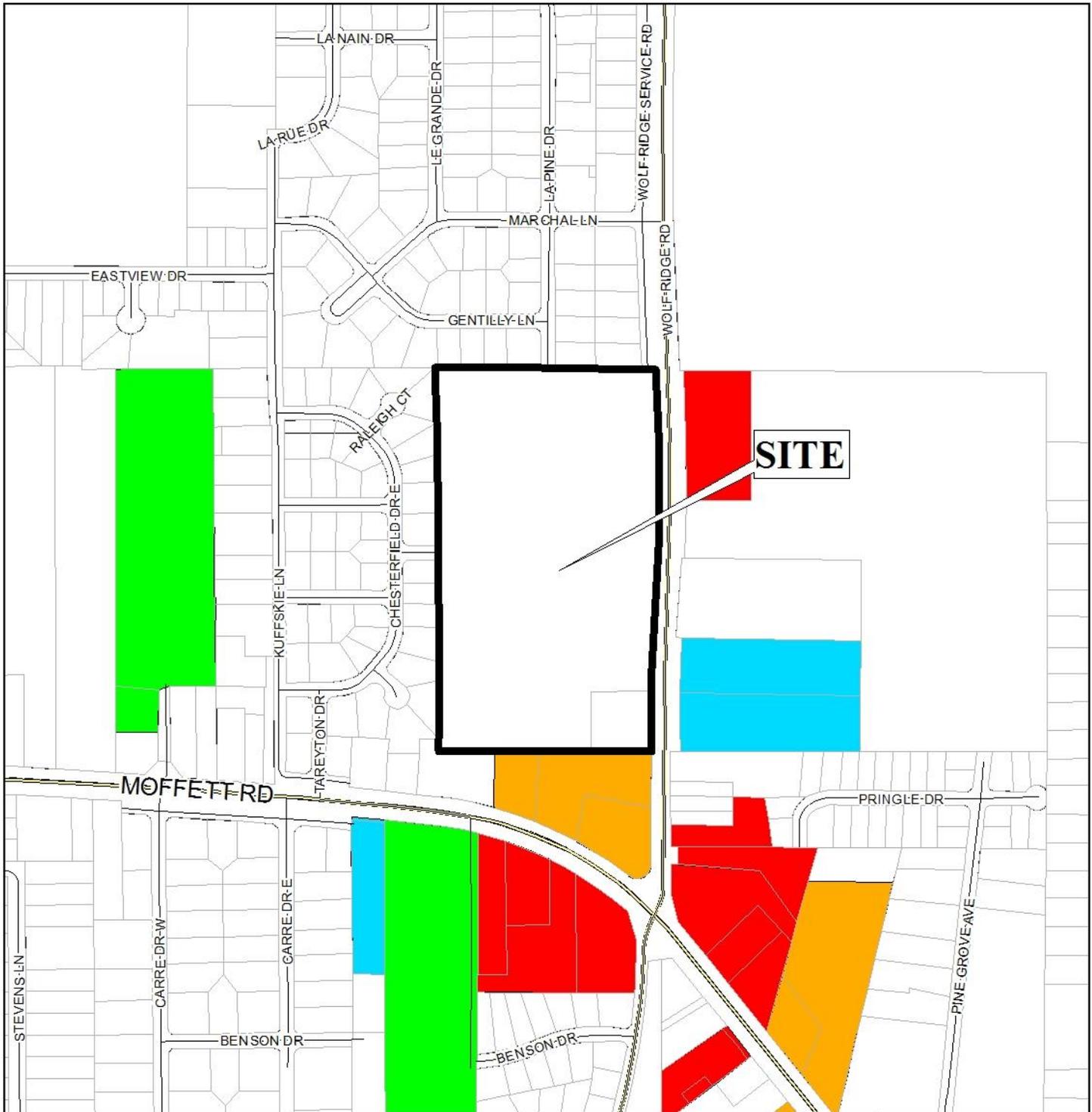
LOCATOR MAP



APPLICATION NUMBER 4 DATE September 5, 2019
APPLICANT Paradise Gardens Subdivision
REQUEST Subdivision



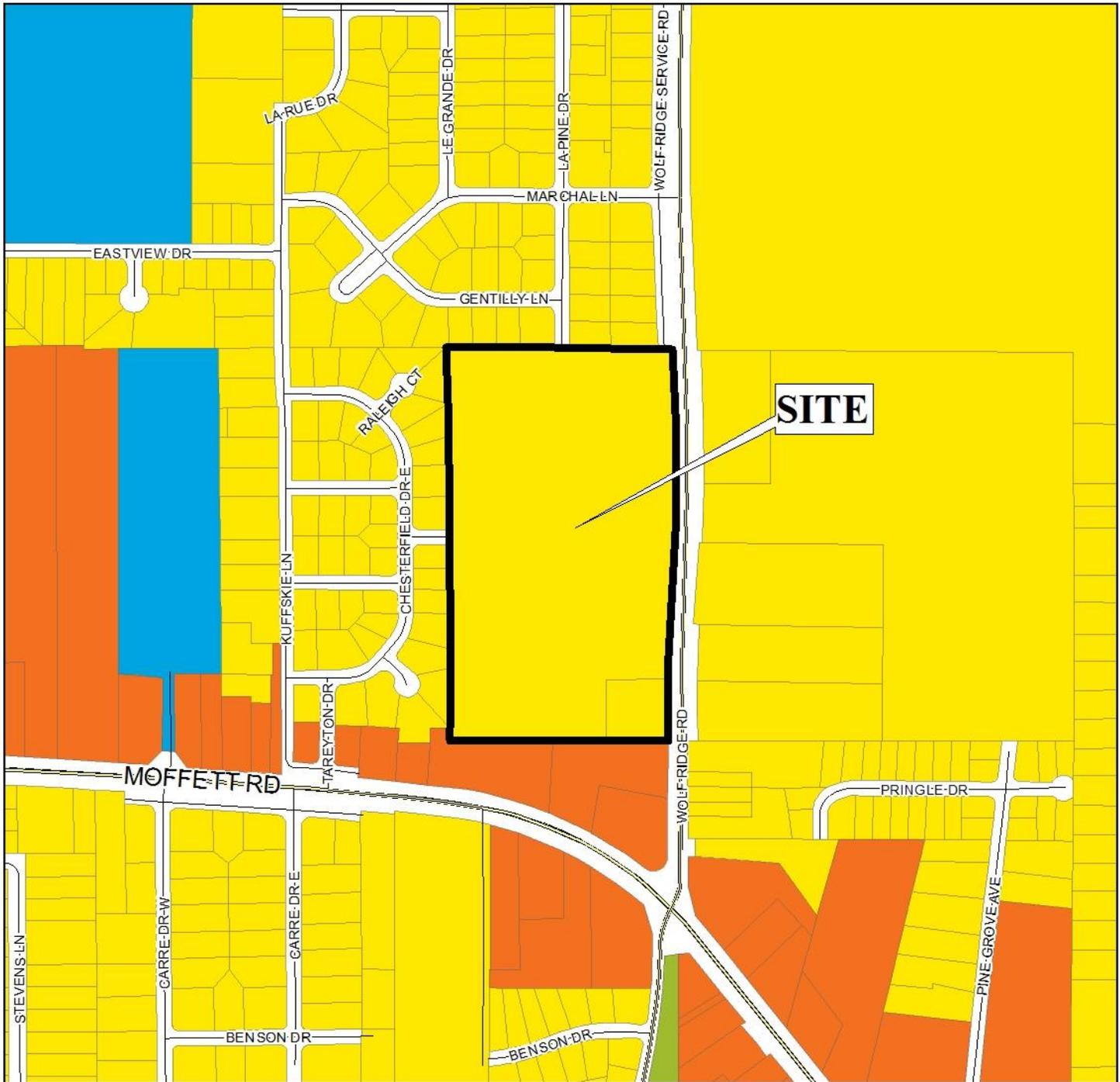
LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE September 5, 2019
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REQUEST Subdivision



FLUM LOCATOR MAP



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APPLICANT Paradise Gardens Subdivision

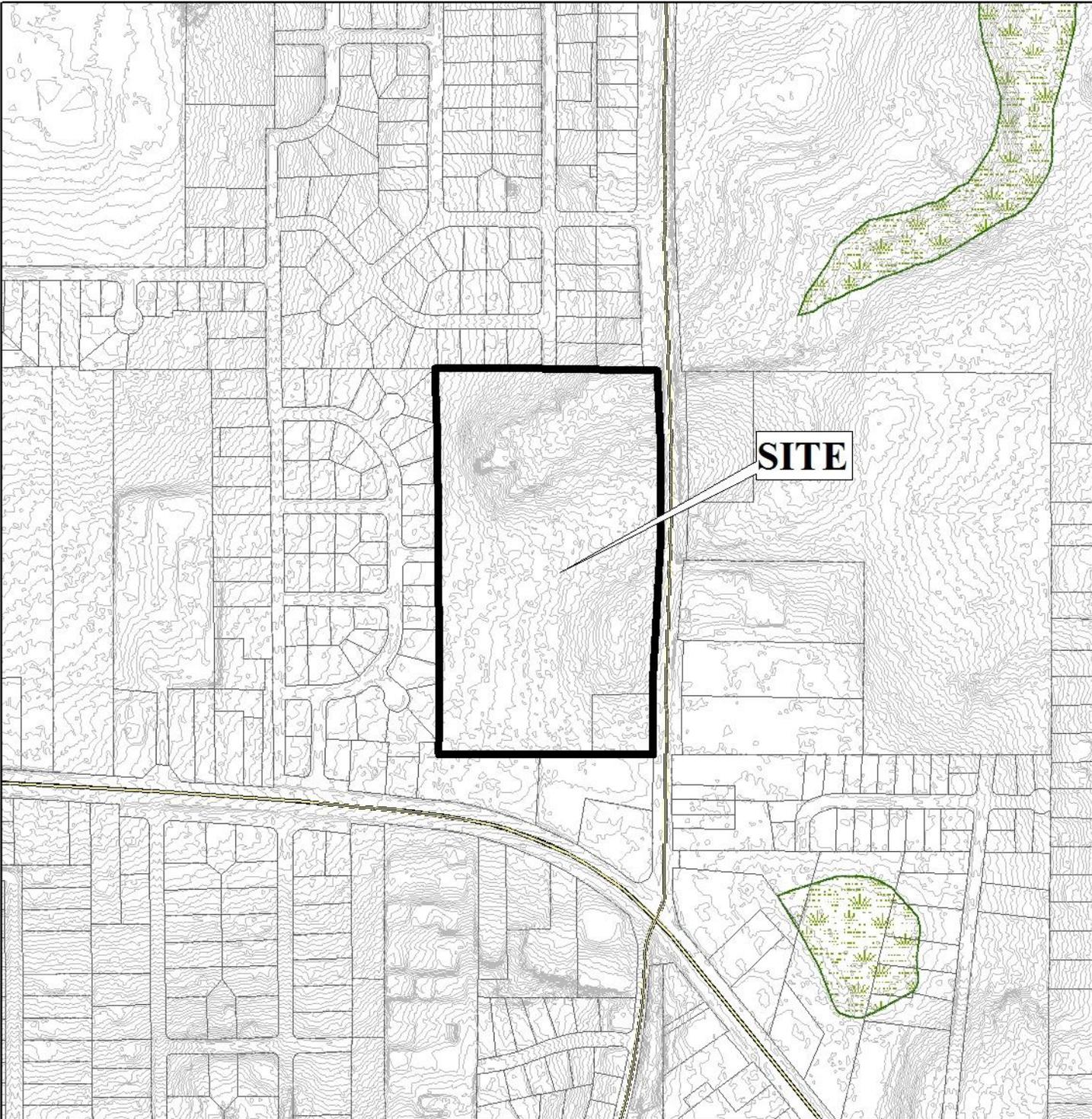
REQUEST Subdivision

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



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ENVIRONMENTAL LOCATOR MAP

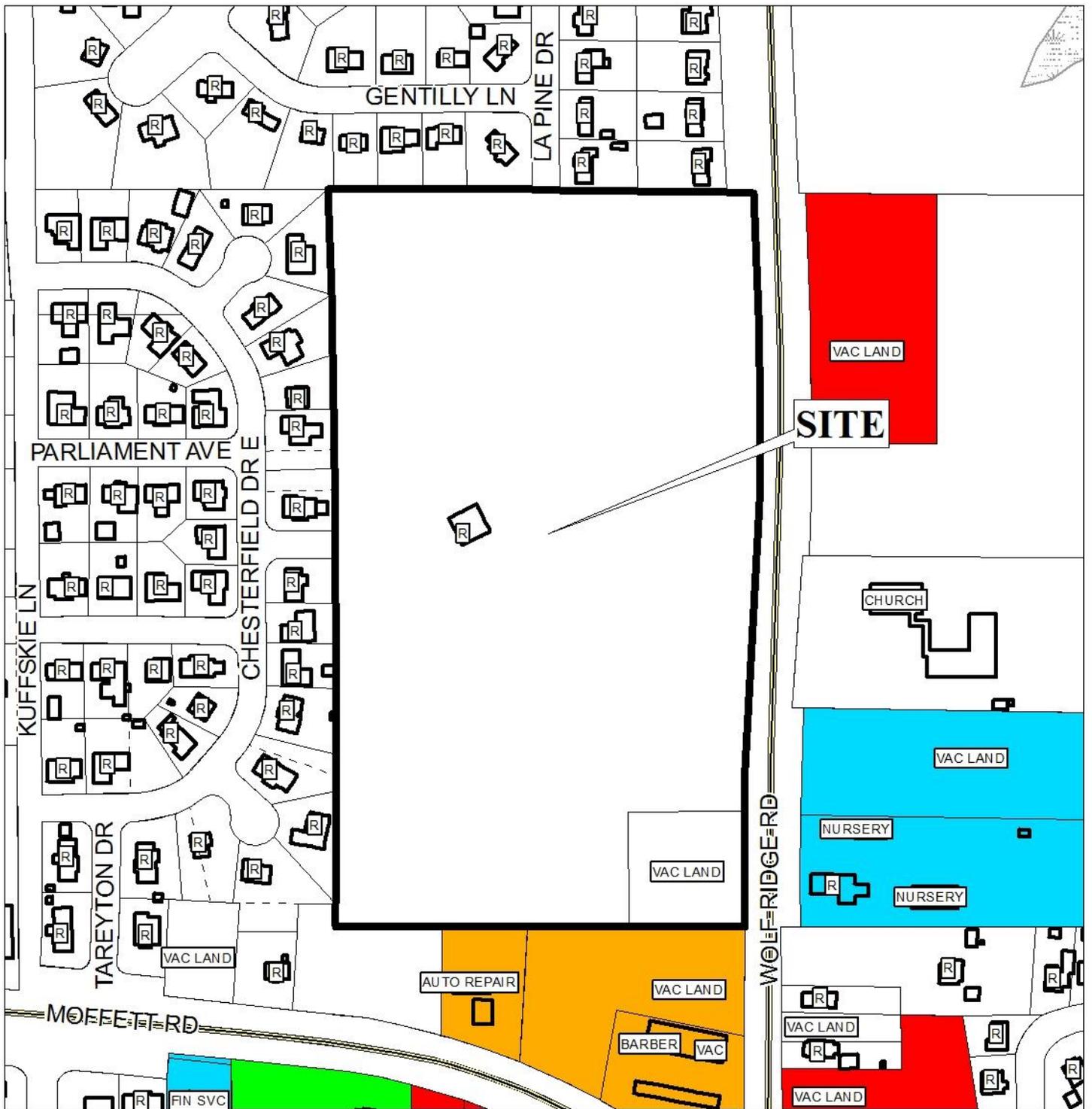


SITE

APPLICATION NUMBER 4 DATE September 5, 2019
APPLICANT Paradise Gardens Subdivision
REQUEST Subdivision



PARADISE GARDENS SUBDIVISION



APPLICATION NUMBER 4 DATE September 5, 2019

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



NTS

PARADISE GARDENS SUBDIVISION

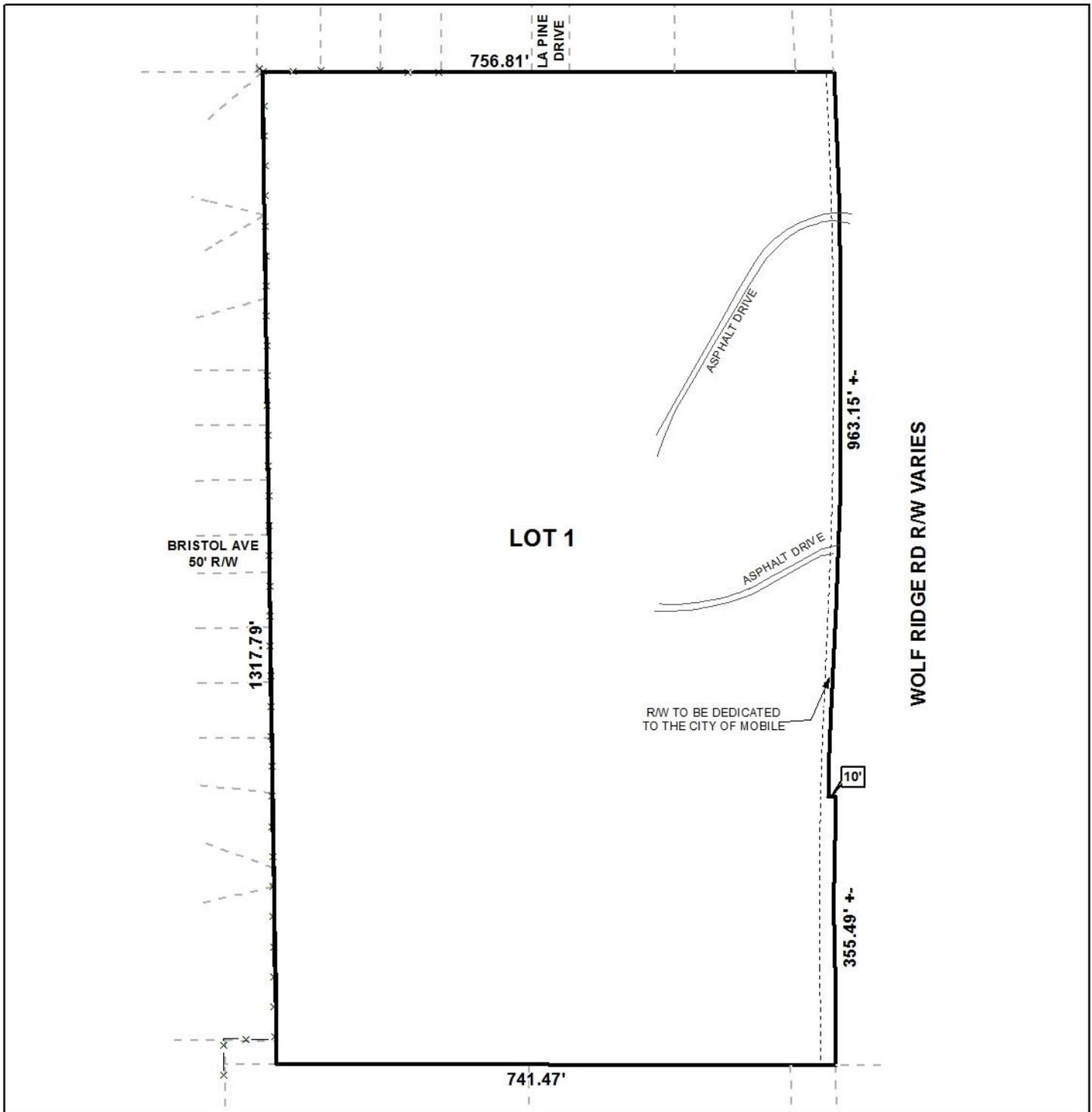


APPLICATION NUMBER 4 DATE September 5, 2019



NTS

DETAIL SITE PLAN



APPLICATION NUMBER 4 DATE September 5, 2019
APPLICANT Paradise Gardens Subdivision
REQUEST Subdivision



