

PEPPER PLACE 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- C. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all other signatures) and one (1) copy of the original (signatures not required) of the Final Plat to the Engineering Department.

Traffic Engineering Comments: Each lot is limited to one curb cut with 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 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 plat illustrates the proposed 2-lot, 0.8±-acre subdivision located at the Southeast corner of Summit Drive and Chalet Drive East, in Council District 7. The applicant states the site is served by public water and sanitary sewer systems.

The site was originally part of the 50-lot Alpine Hills Plat 2 Subdivision, approved at the April 17, 1957 meeting of the Planning Commission, at which a 40' minimum building setback line along both of the existing lot's street frontages was approved and subsequently recorded in Mobile County Probate Court. Most recently, at its February 18, 2010 meeting, the Planning Commission approved an amendment to the lot to reduce the setback along Chalet Drive East to 20' instead of 40'. This, too, was recorded in Mobile County Probate Court. The applicant now wishes to subdivide the single legal lot into two (2) legal lots of record.

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 site has been given a Low Density Residential 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 Low Density Residential districts is residential development where the predominant housing type is the single-family housing unit, detached or semi-detached, 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.)

Low Density Residential 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, bike-able 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 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.

Proposed Lot 1 has frontage along Summit Avenue and Chalet Drive East, and proposed Lot 2 has frontage along Chalet Drive East. Both streets are minor streets with curb and gutter, and each requires a 50' right-of-way. Adequate right-of-way is illustrated along both streets, thus no additional dedications should be required.

The lots meet the minimum size requirements for lots served by public water and sanitary sewer systems, and are appropriately labeled in square feet and acres in a table on the preliminary plat. This information should be retained on the Final Plat, if approved, either as a table or as a label on each lot.

Regarding access management each lot should be limited to one (1) curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards.

A 40' minimum building setback is illustrated along Summit Avenue, and a 20' minimum building setback line is illustrated along Chalet Drive East, as recorded in Mobile County Probate Court. The minimum building setback line required by Section V.D.9. of the Subdivision Regulations is 25'. While the Planning Commission may have approved a 20' minimum building

setback line along Chalet Drive East, this was done so as a Side Yard Setback line, which is in compliance with the Zoning Ordinance regarding Side Street, Side Yard Setbacks for corner lots. Considering Lot 2 will not be considered a corner lot as a result of the proposed subdivision, the plat should be revised to illustrate a 25' minimum building setback line, but only along the frontage of Lot 2; and the 40' and 20' setbacks for Lot 1 along Summit Avenue and Chalet Drive East, respectively, should be retained on the Final Plat, if approved.

A 7.5' drainage and utility easement was previously recorded along the East property line of the existing lot. This easement also appears to be illustrated along the East property line of both proposed lots, but is not labeled. As such, revision of the plat to label the 7.5' drainage and utility easement should be required, if approved, along with placement of a note on the Final Plat stating no structures shall be placed in any easement.

Finally, it should be noted that Lot 1 is developed with a single-family residence and a detached garage, each of which will continue to meet the minimum setback and site coverage requirements for structures in an R-1, Single-Family Residence District, as a result of the subdivision.

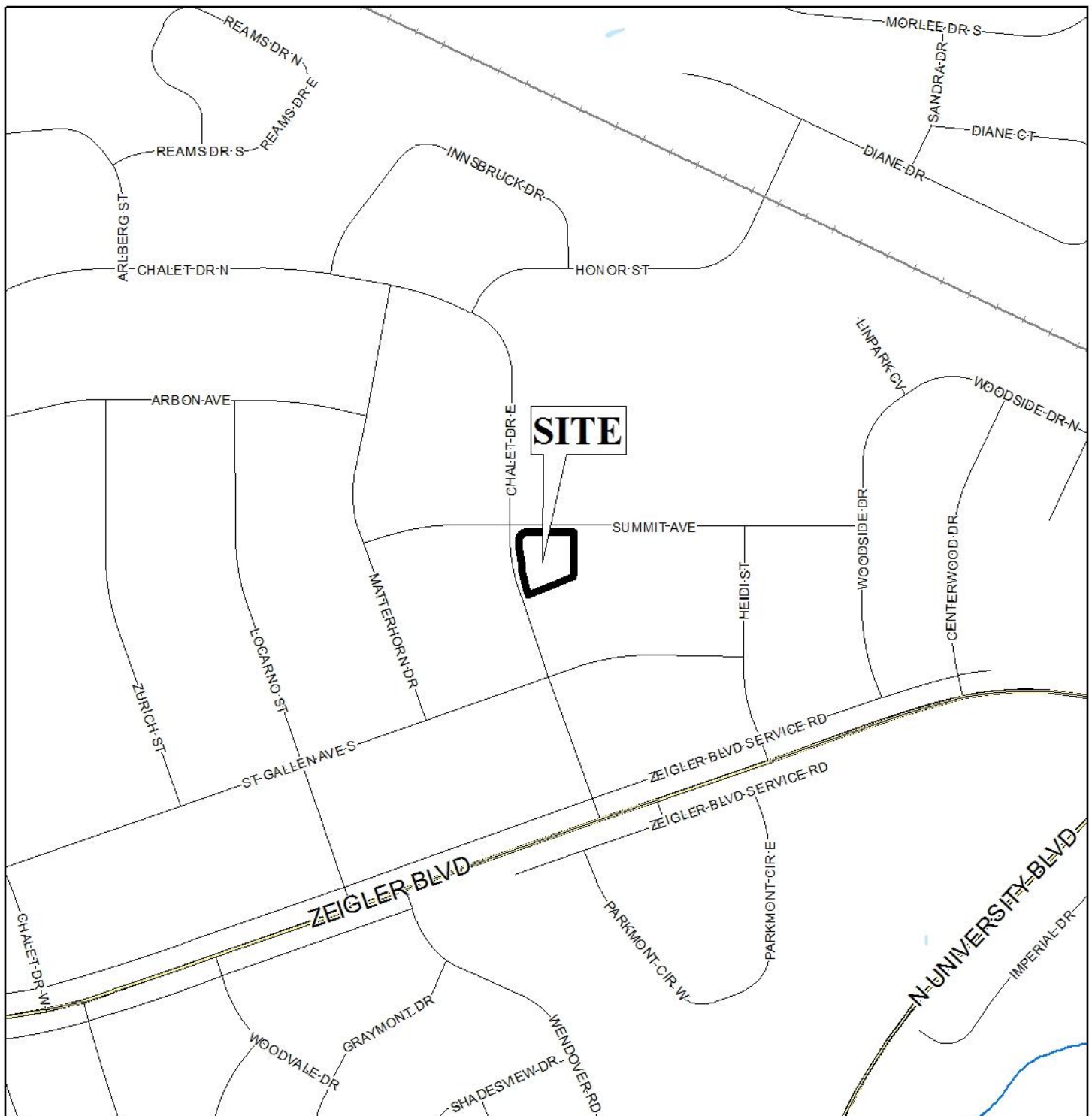
Based on the preceding the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres in a table on the Final Plat, or placement of a label on each lot with the same information;
- 2) placement of a note on the Final Plat stating Lot 1 is limited to its existing curb cut, and that Lot 2 is limited to one (1) curb cut, with any changes in their sizes, locations, or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 3) revision of the plat to illustrate the 25' minimum building setback line along Lot 2;
- 4) revision of the plat to label the 7.5' drainage and utility easement along the East property line of Lots 1 and 2;
- 5) placement of a note on the Final Plat stating no structures shall be placed in any easement;
- 6) 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 the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. C) After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all other signatures) and one (1) copy of the original (signatures not required) of the Final Plat to the Engineering Department.*);
- 7) placement of a note on the Final Plat to comply with the following Traffic Engineering comments: (*Each lot is limited to one curb cut with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 8) 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.);

- 9) compliance with 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).); and,*
- 10) completion of the Subdivision process prior to any requests for new construction.

LOCATOR MAP



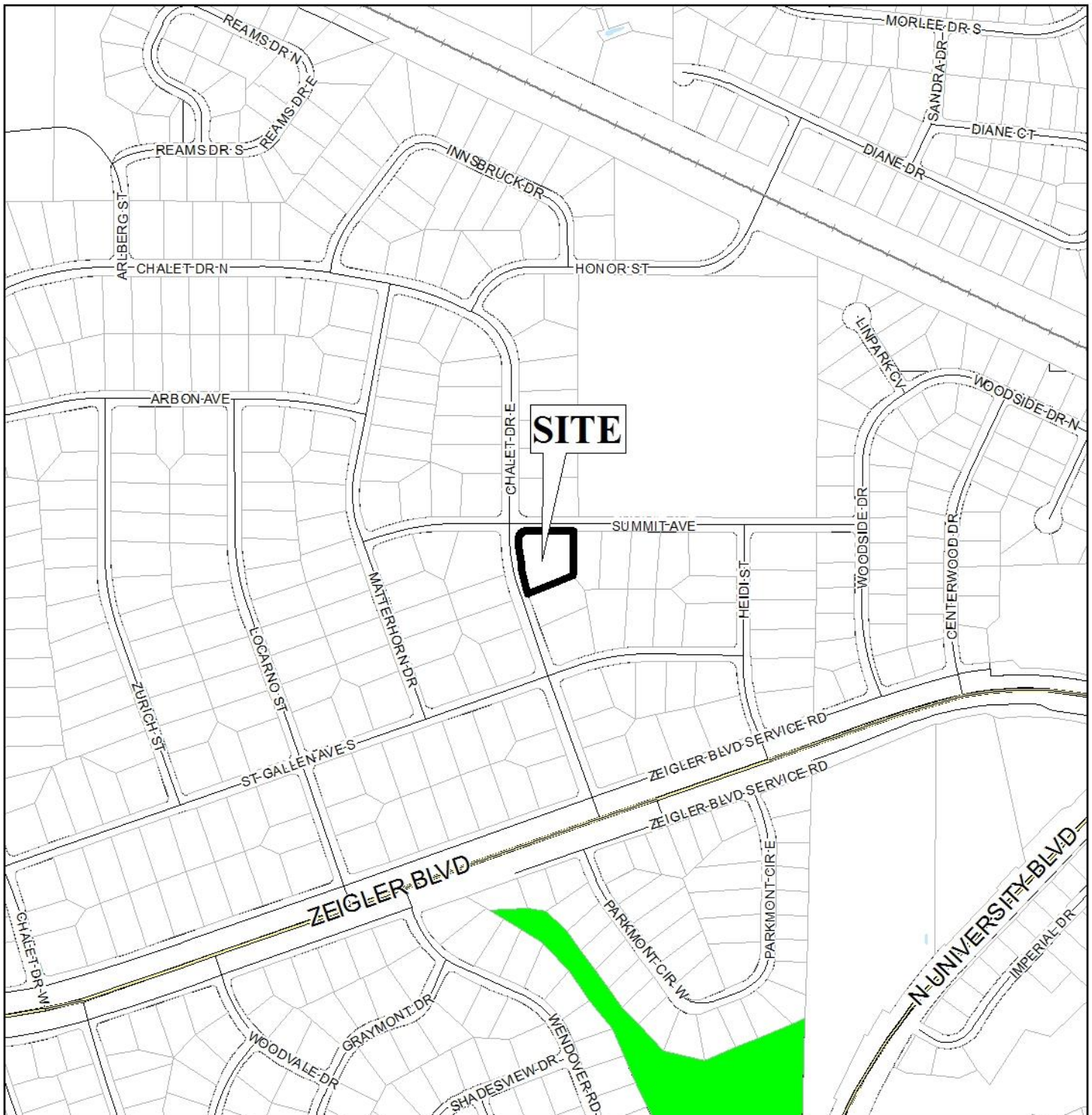
APPLICATION NUMBER 4 DATE November 15, 2018

APPLICANT Pepper Place Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 4 DATE November 15, 2018

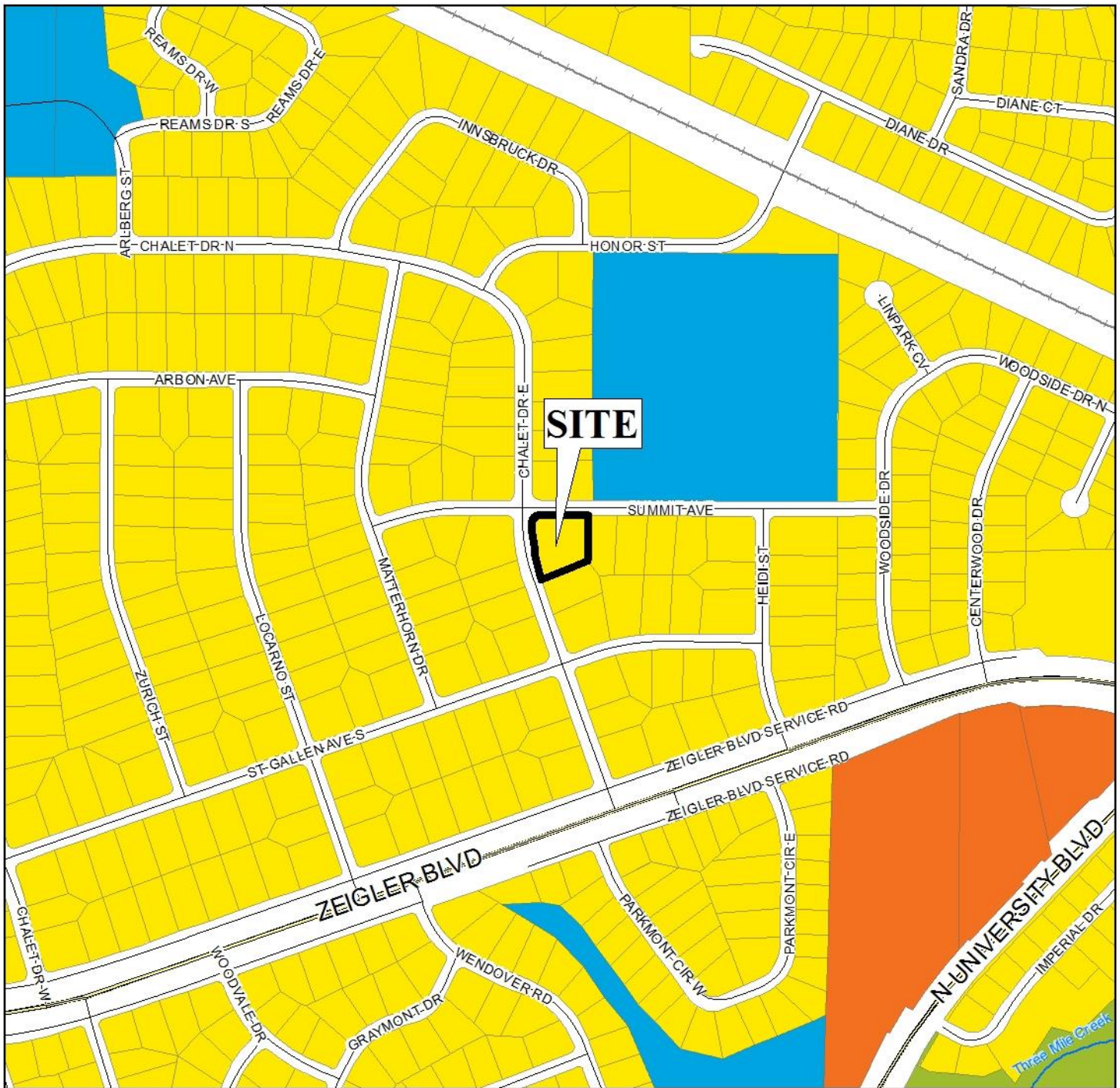
APPLICANT Pepper Place Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 4 DATE November 15, 2018

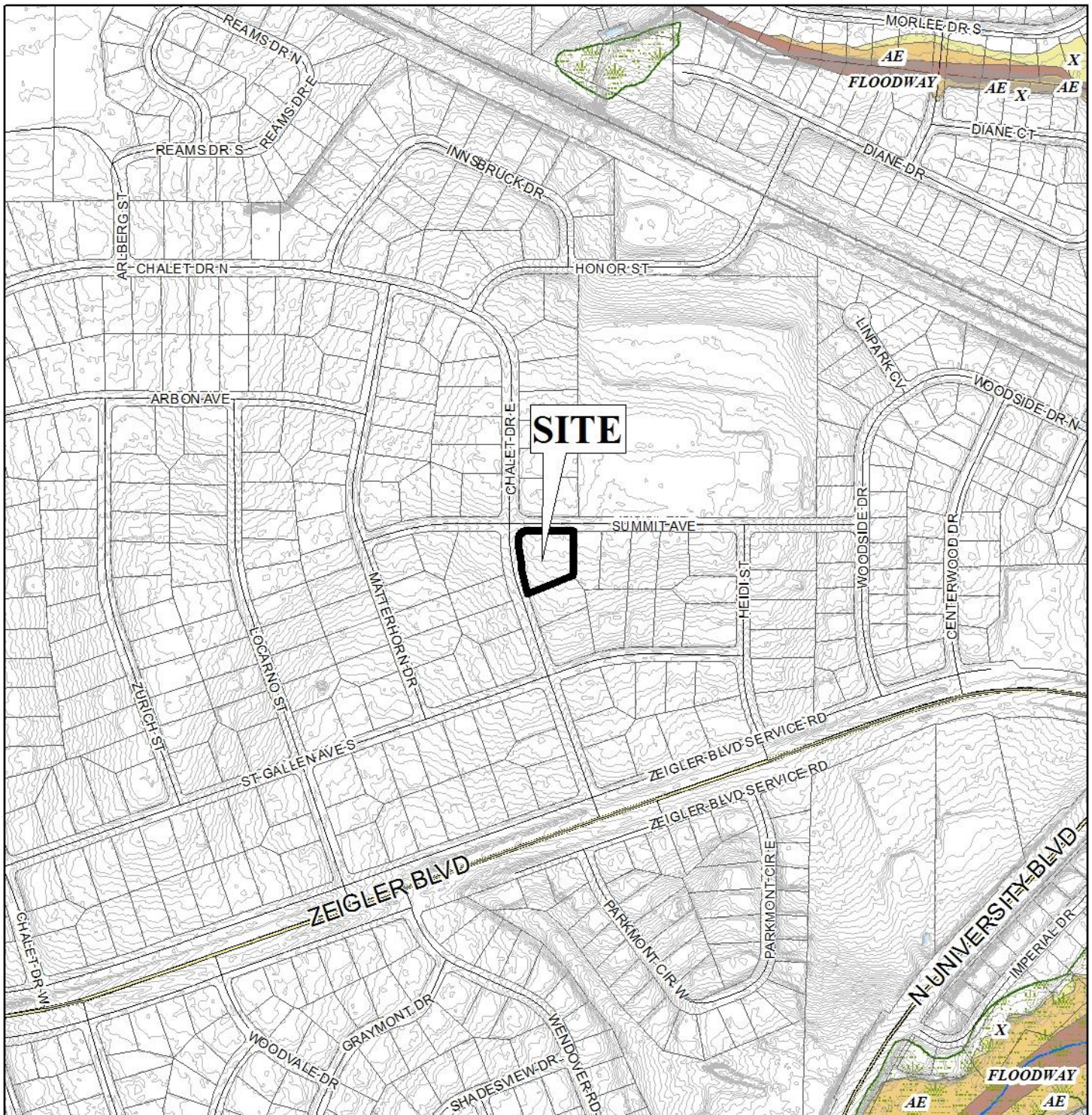
APPLICANT Pepper Place Subdivision

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 | |



ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 4 DATE November 15, 2018

APPLICANT Pepper Place Subdivision

REQUEST Subdivision



PEPPER PLACE 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 |



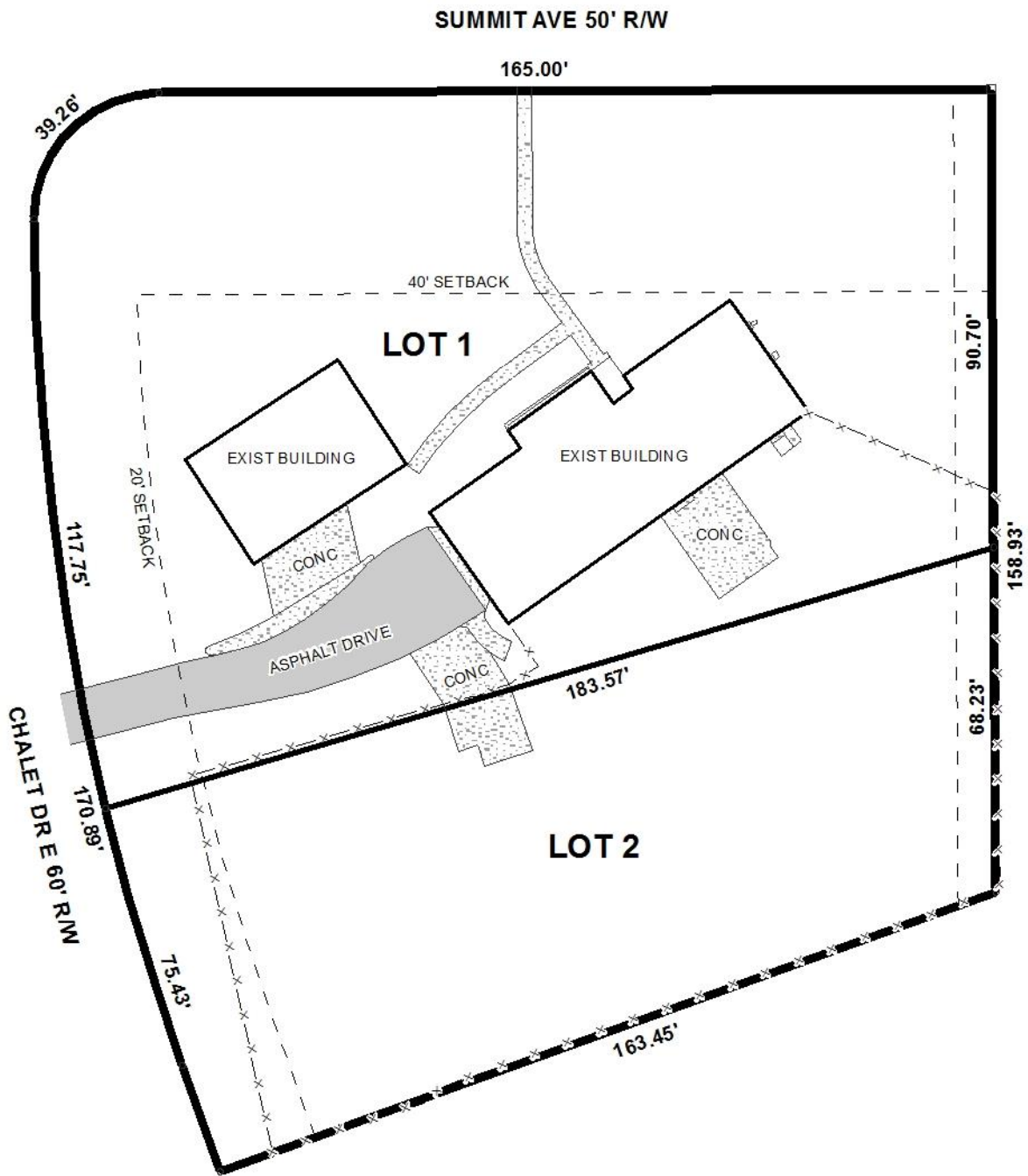
PEPPER PLACE SUBDIVISION



APPLICATION NUMBER 4 DATE November 15, 2018



DETAIL SITE PLAN



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