

MCNEIL FAMILY 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. Review and revise the written legal description to match the written bearings and distances. Also, check the spelling of various words.
- C. Show and label the reference to "Lot 1, Section "C" of Point Legere" on the drawing.
- D. National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated.
- E. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- F. Show and label each and every Right-Of-Way and easement.
- G. Provide and label the monument set or found at each subdivision corner, including witness monuments.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- 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. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.

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 (State Act 2015-116 and City Code Chapters 57 and 64).

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).

MAWWS Comments: No comments.

The preliminary plat illustrates the proposed 1-lot, 2.7± acre subdivision located at the North side of Point Legere Road, 50'± East of Canal Lane, in Council District 4. The applicant states that the subdivision is served by public water and sanitary sewer systems. The purpose of this application is to create one legal lot of record from one legal lot of record and two metes-and-bounds parcels.

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 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).

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 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.

The proposed lot has frontage on Point Legere Road, a minor street without curb and gutter requiring a 60' right-of-way width. The preliminary plat illustrates a 24' right-of-way, but right-of-way dedication has been required for other Subdivisions along Point Legere Road, including for a 2009 Subdivision across the street from the subject site. As such, the plat should be revised to illustrate dedication 30' from the centerline of Point Legere Road.

It should be noted that the site also has frontage on an unimproved, unopen proposed minor street referred to as Evergreen Lane. 20' of right-of-way is illustrated and should be revised to dedicate 60' for future improvements; or, the applicant could consider submitting a request to have the right-of-way vacated.

The corner radii at the intersection of Point Legere Road and the unimproved, unopen proposed minor street should be dedicated per Section V.D.6. of the Subdivision Regulations should the applicant not request vacation.

As a means of access management, a note should be required on the Final Plat stating the lot is limited to two curb cuts to Point Legere Road with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards.

The preliminary plat illustrates the 25' minimum building setback line along both existing and proposed street frontages. This information should be retained on the Final Plat, if approved, adjusted for any required dedication.

The lot is irregular in shape, as is common among proximal lots approved by the Planning Commission, but nevertheless meets the minimum size requirements of the Subdivision Regulations for lots served by public water and sanitary sewer systems, even after right-of-way dedication. Its size is appropriately labeled in square feet and acres on the preliminary plat and, if approved, should be retained on the Final Plat; or, provision of a table with the same information should suffice.

Finally, Dog River extends along the North portion of the site and wetlands associated with the river are illustrated on the preliminary plat. As such, the area may be environmentally sensitive; therefore, the approval of all applicable federal, state and local agencies would be required prior to the issuance of any permits or land disturbance activities.

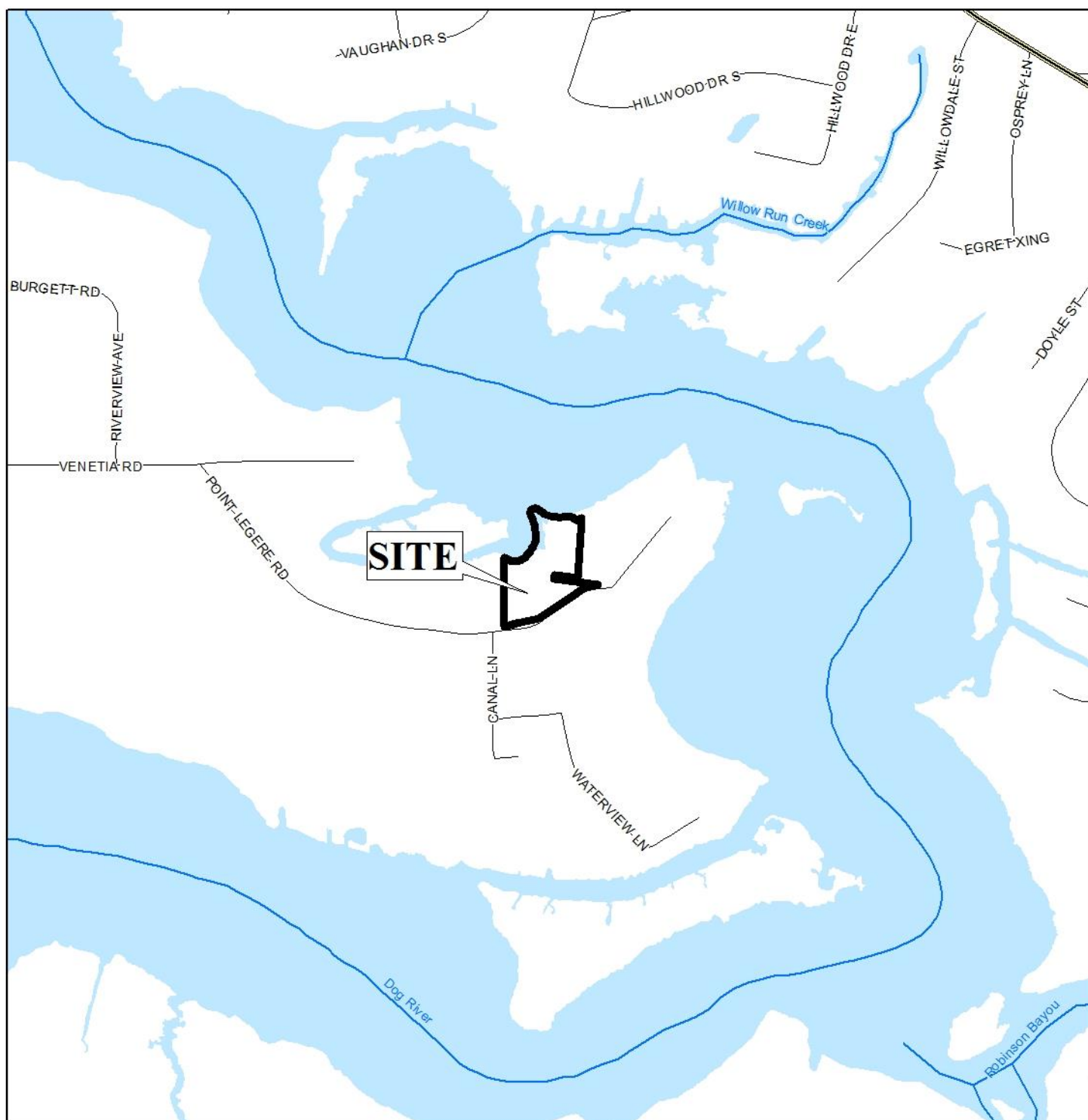
Based on the preceding the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions:

- 1) revision of the plat to illustrate dedication 30' from the centerline of Point Legere Road;
- 2) revision of the plat to illustrate dedication 30' from the centerline of the proposed minor street, or submission of a request to vacate the right-of-way;
- 3) dedication of the corner radii at the intersection of Point Legere Road and the proposed minor street, or submission of a request to vacate the right-of-way;
- 4) placement of a note on the Final Plat stating the lot is limited to two curb cuts to Point Legere Road, with any changes in their sizes, locations or designs to be approved by Traffic Engineering and conform to AASHTO standards;
- 5) retention of the 25' minimum building setback line along all existing and proposed street frontages, adjusted for any required dedication;
- 6) retention of the lot's size in square feet and acres on the Final Plat, or provision of a table providing the same information;
- 7) placement of a note on the Final Plat stating that approval of all applicable Federal, state and local agencies is required for wetland issues, if any, prior to the issuance of any permits or land disturbance activities;
- 8) placement of a note on the Final Plat stating that any lots which are developed commercially and adjoin residentially developed property must provide a buffer, in compliance with Section V.A.8. of the Subdivision Regulations;
- 9) 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) Review and revise the written legal description to match the written bearings and distances. Also, check the spelling of various words. C) Show and label the reference to "Lot 1, Section "C" of Point Legere" on the drawing. D) National Wetlands Inventory (NWI) mapping, as shown on City of Mobile GIS information, indicates that there is potential for wetlands within the property or properties shown on this plat. Show and label the delineated wetlands, or provide a note that the wetlands shown on this plat are scaled from the NWI data and have not been delineated. E) Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. F) Show and label each and every Right-Of-Way and easement. G) Provide and label the monument set or found at each subdivision corner, including witness monuments. H) Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. 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) Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. M) After addressing all of the FINAL SUBDIVISION PLAT review comments by the Engineering Dept. provide the ORIGINAL (with all other signatures) and one (1) copy (signatures not required) of the revised Final Plat to the Engineering Department.);

- 10) compliance with Traffic Engineering comments: (Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);
- 11) 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).); and,
- 12) 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).).

LOCATOR MAP



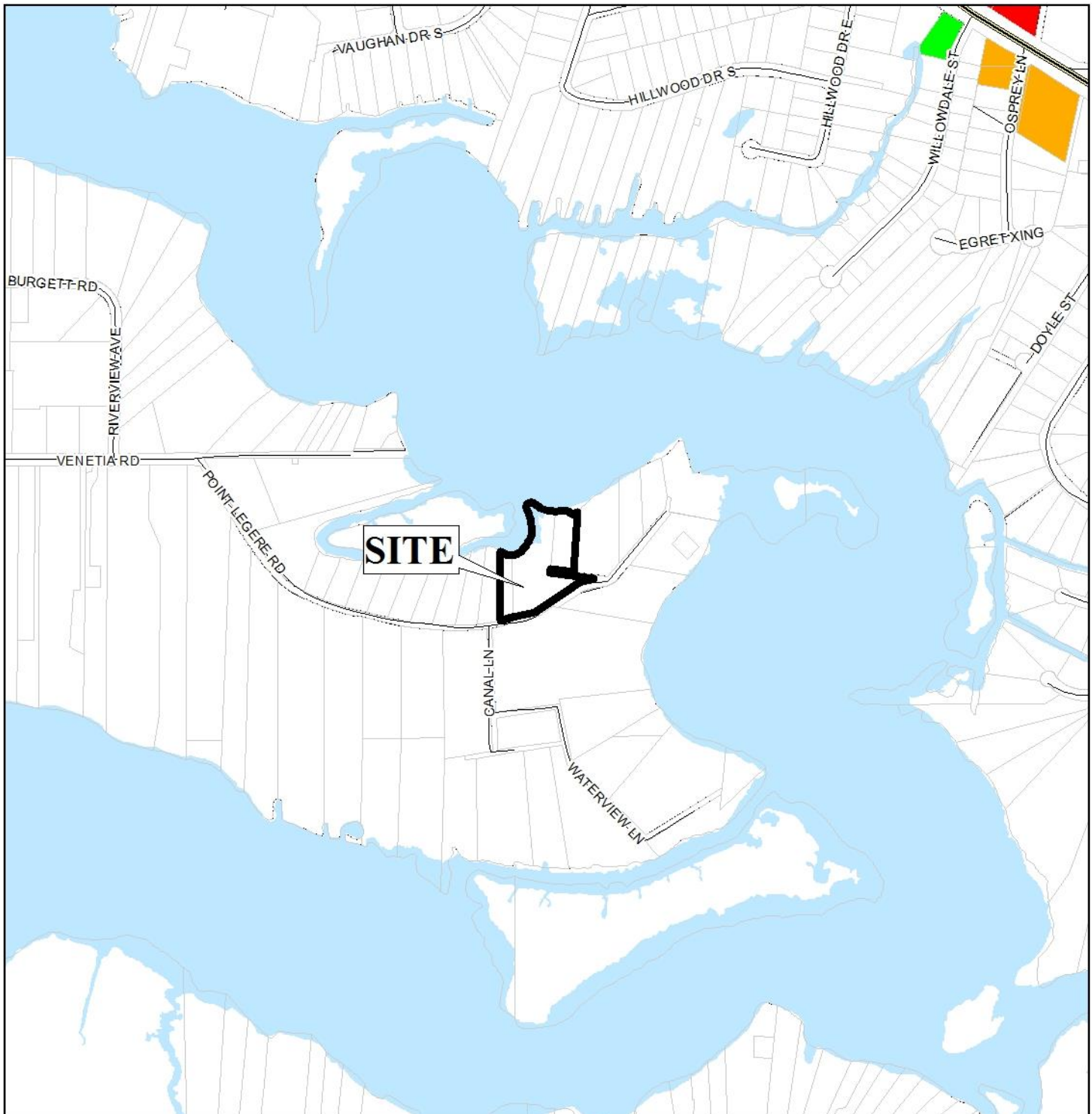
APPLICATION NUMBER 4 DATE July 6, 2017

APPLICANT McNeil Family Division Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



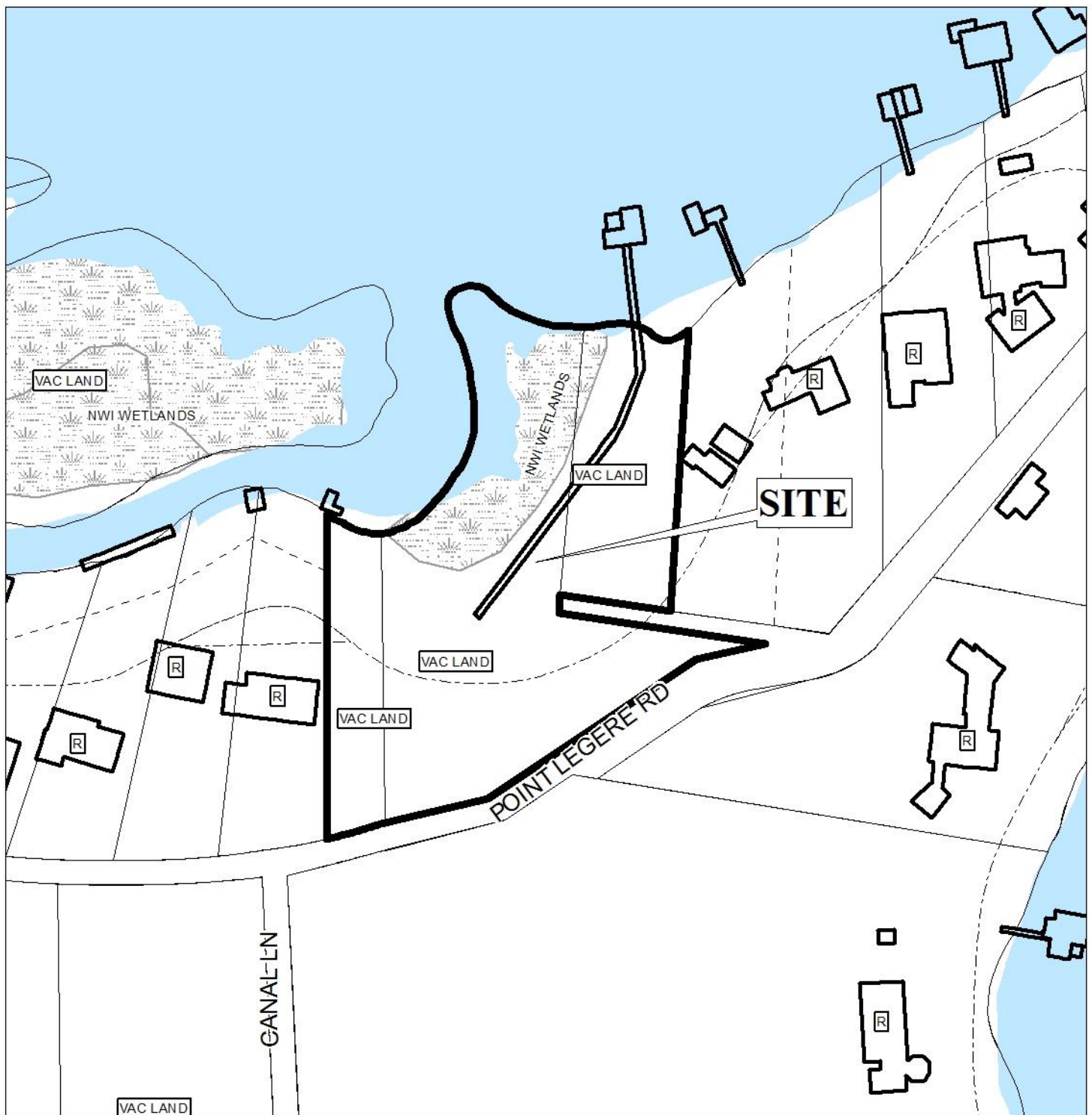
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REQUEST Subdivision



MCNEIL FAMILY DIVISION 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



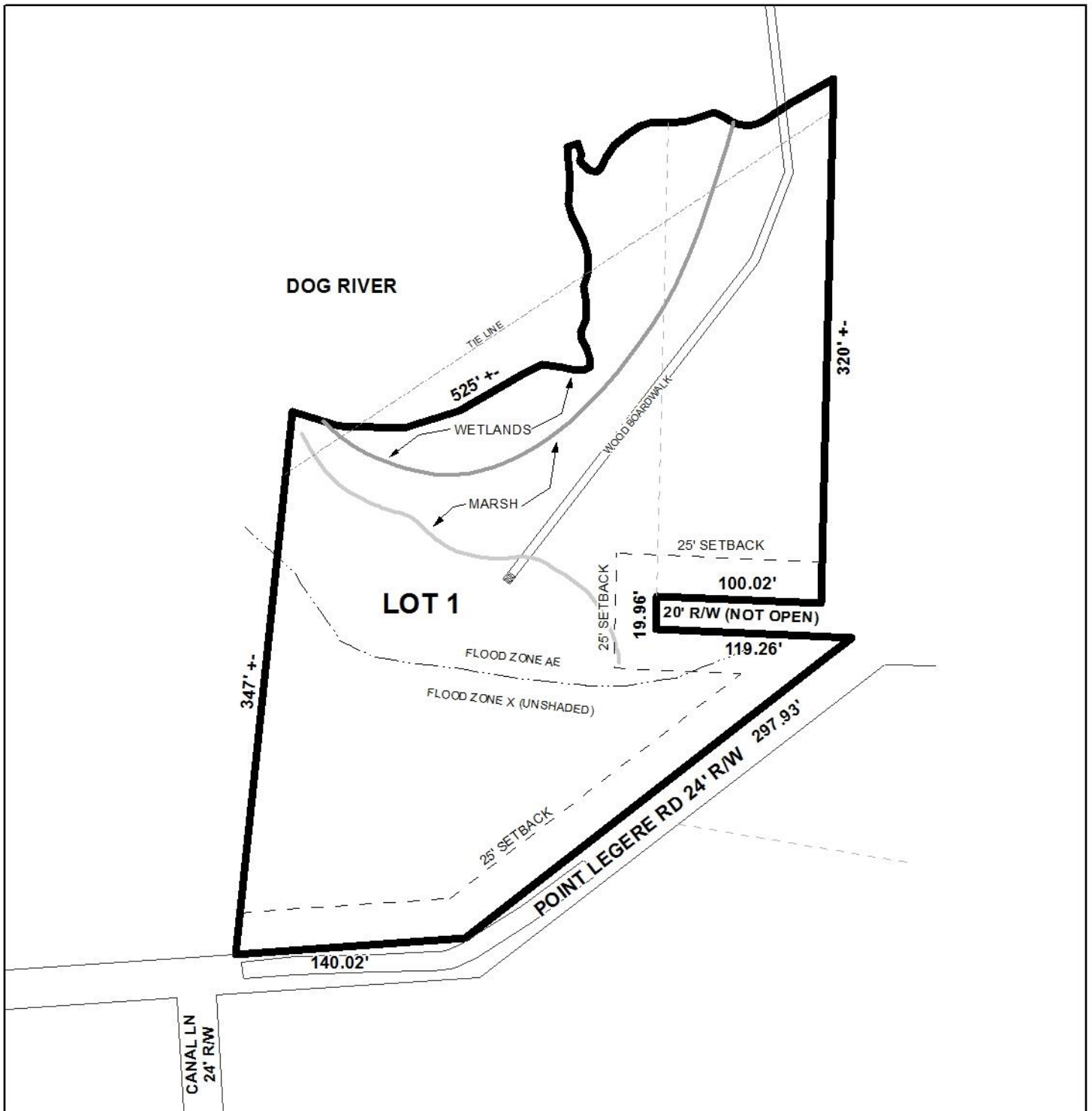
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DETAIL SITE PLAN



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APPLICANT McNeil Family Division Subdivision

REQUEST Subdivision



