

MACK 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. The ADECA Office of Water Resources (OWR) web site indicates that the future flood zone boundaries may be located within this proposed subdivision.
- B. 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.
- C. Review and revise the written legal description and/or the bearing and distance labels because they do not match each other.
- D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process.
- J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing.
- K. 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: 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). 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 3-lot, 0.6± acre subdivision which is located at the Southeast corner of Short Van Liew Road and Short Van Liew Court, within Council District 3. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create three (3) legal lots of record from two (2) existing metes-and bounds parcels. All three proposed lots meet the minimum size requirements of the Subdivision Regulations.

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 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.

The site was the subject of a 2-lot, 0.3± acre subdivision, scheduled for the Commission's September 6th meeting. Staff informed the applicant that the subdivision could not be approved as submitted, due to frontage dedications creating substandard lot sizes, and suggested that the application be withdrawn. The applicant later conferred with staff about the possibility of a 3-lot subdivision, if the adjacent metes-and bounds parcel to the East were included, thus providing compliant lot sizes following dedications. A preliminary review indicated that with a few minor

revisions, the proposed 3-lot subdivision would comply with the Subdivision Regulations. The current application reflects the revisions which staff suggested.

Proposed Lot 1 has frontage on Short Van Liew Road and Short Van Liew Court, and proposed Lots 2 and 3 have frontage on Short Van Liew Court. Short Van Liew Road is a minor street without curb and gutter with a substandard 30' right-of-way. As a 60' right-of-way width is required for streets without curb and gutter, dedication would be required to provide 30' from the centerline of Short Van Liew Road. Short Van Liew Court is also a minor street without curb and gutter with a substandard 40' right-of-way. Therefore, dedication would also be required to provide 30' from the centerline of Short Van Liew Court. A 25' corner radius dedication would also be required at the intersection of both streets. As all necessary frontage and corner radius dedications are indicated on the preliminary plat, these should be retained on the Final Plat, if approved.

As on the preliminary plat, the 25' minimum building setback line should be retained on the Final Plat, as measured from any required dedication. The lot sizes in both square feet and acres should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information.

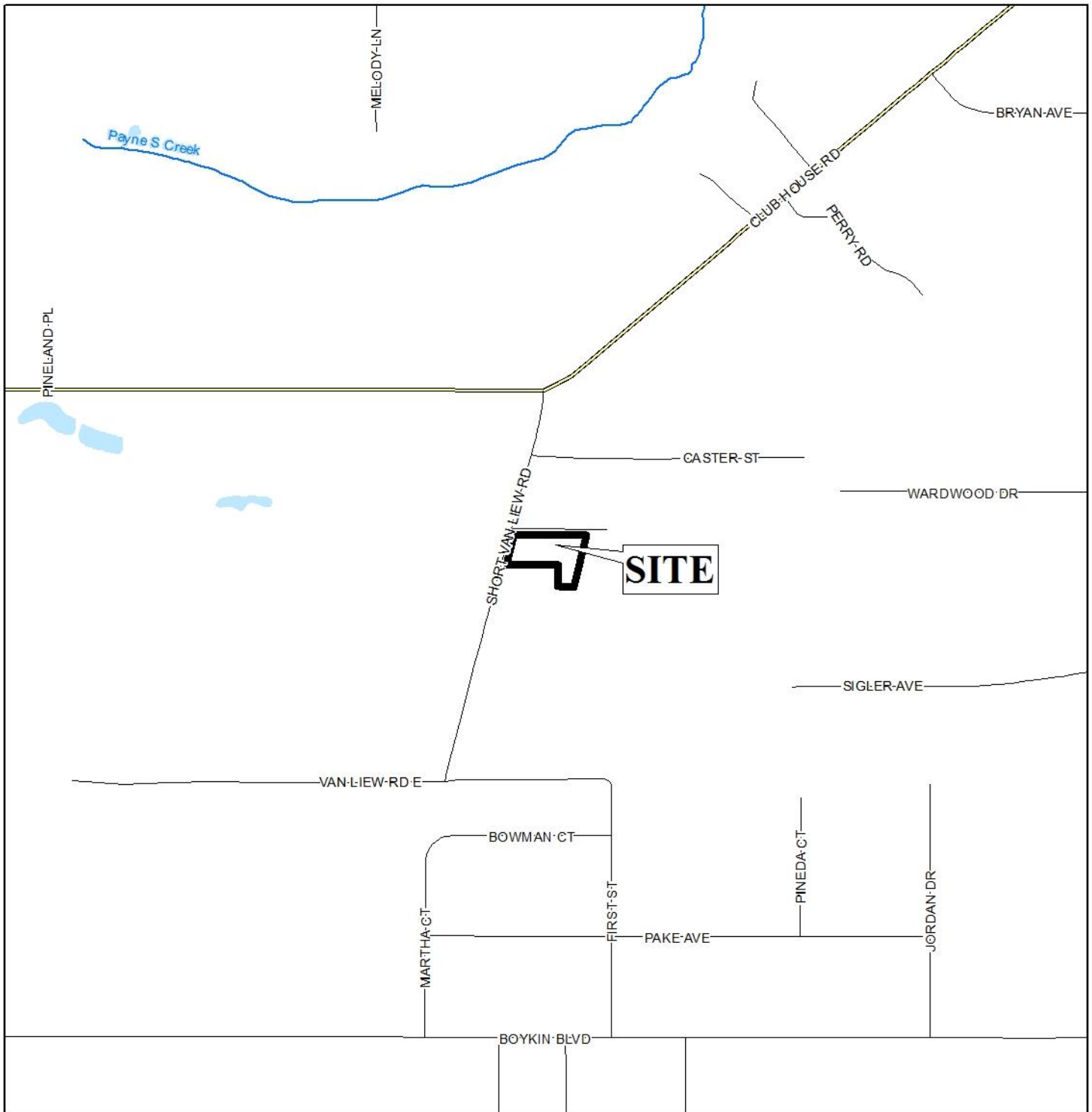
Based upon the preceding, this application is recommended for Tentative Approval, subject to the following conditions:

- 1) dedication sufficient to provide to 30' from the centerline of Short Van Liew Road;
- 2) dedication sufficient to provide 30' from the centerline of Short Van Liew Court;
- 3) dedication sufficient to provide a 25' corner radius at the intersection of Short Van Liew Road and Short Van Liew Court;
- 4) retention of the 25' minimum building setback line on the Final Plat as measured from any required dedication;
- 5) retention of the lot size labels on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 6) 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. The ADECA Office of Water Resources (OWR) web site indicates that the future flood zone boundaries may be located within this proposed subdivision. B. 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. C. Review and revise the written legal description and/or the bearing and distance labels because they do not match each other. D. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. E. 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. F. 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. G. 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. H. 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. I. Add a note to the plat stating that all easements shall remain in effect until vacated through the proper Vacation process. J. Provide a copy of the FINAL SUBDIVISION PLAT to the Engineering Dept. for review. No signatures are required on this drawing. K. 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.];

- 7) placement of a note on the Final Plat stating the Traffic Engineering comments: *Driveway number, size, location and design to be approved be Traffic Engineering and conform to AASHTO standards;*
- 8) 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*
- 9) 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



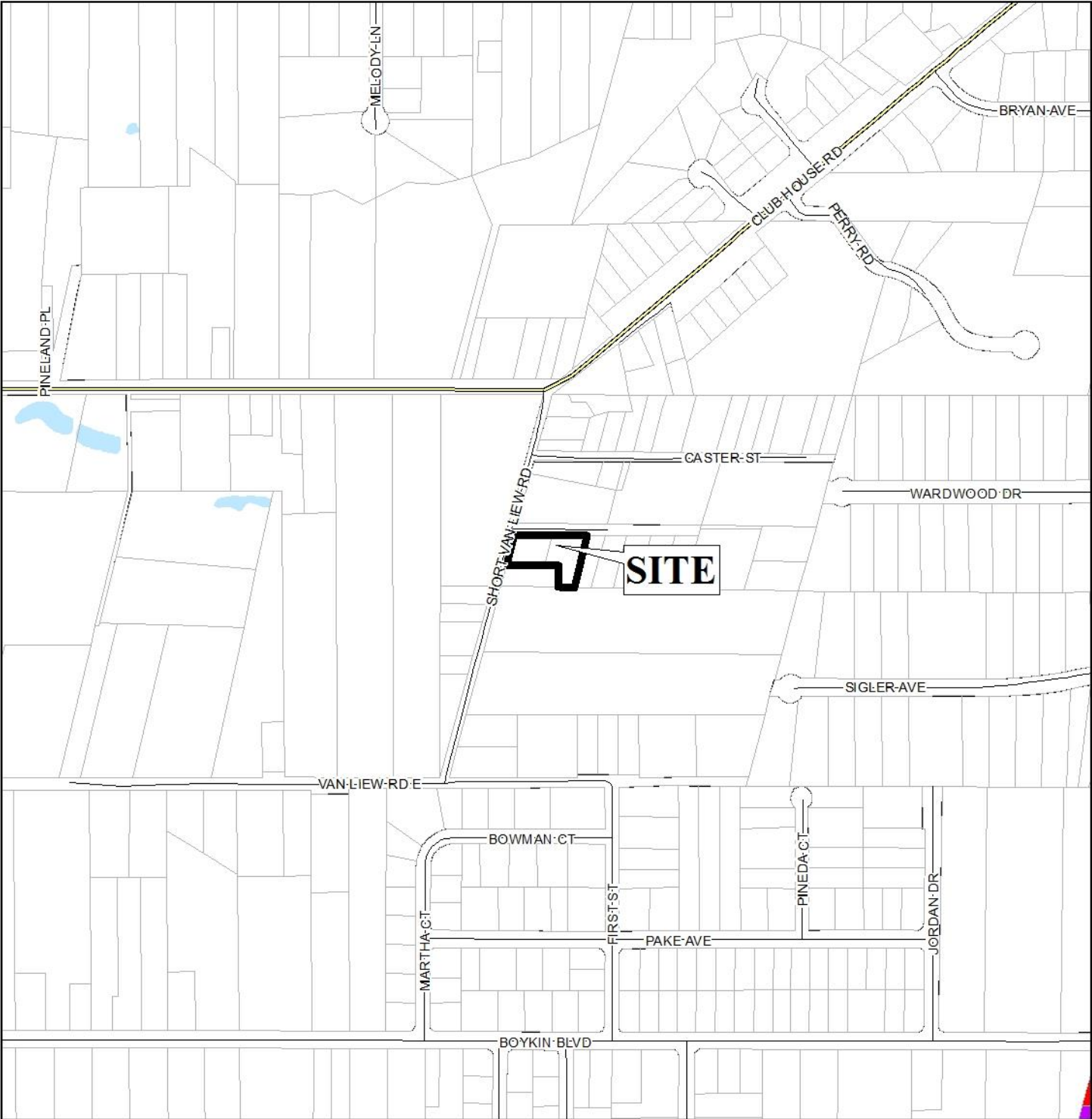
APPLICATION NUMBER 5 DATE November 1, 2018

APPLICANT Mack Subdivision

REQUEST Subdivision



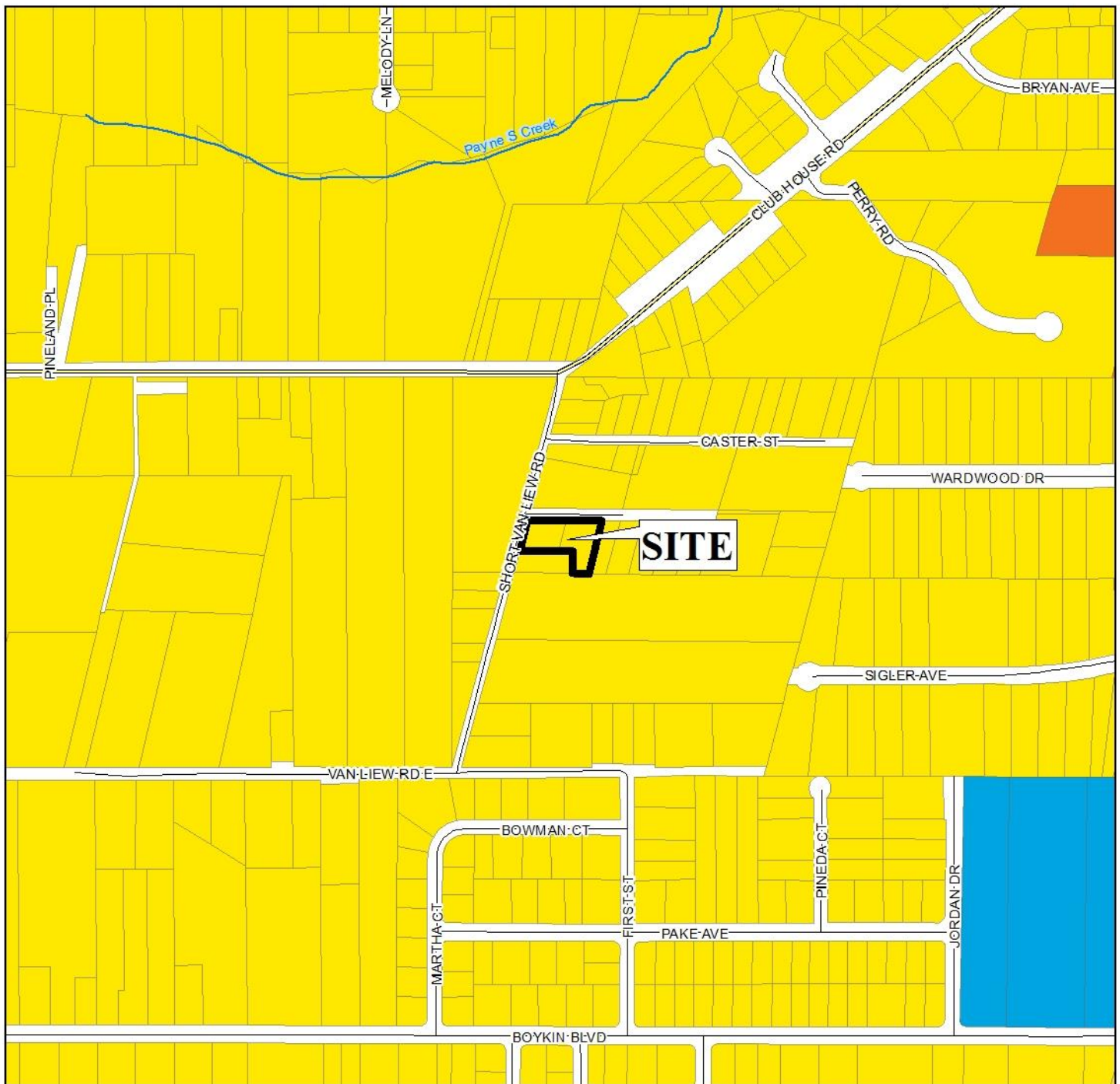
LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE November 1, 2018
APPLICANT Mack Subdivision
REQUEST Subdivision



FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE November 1, 2018

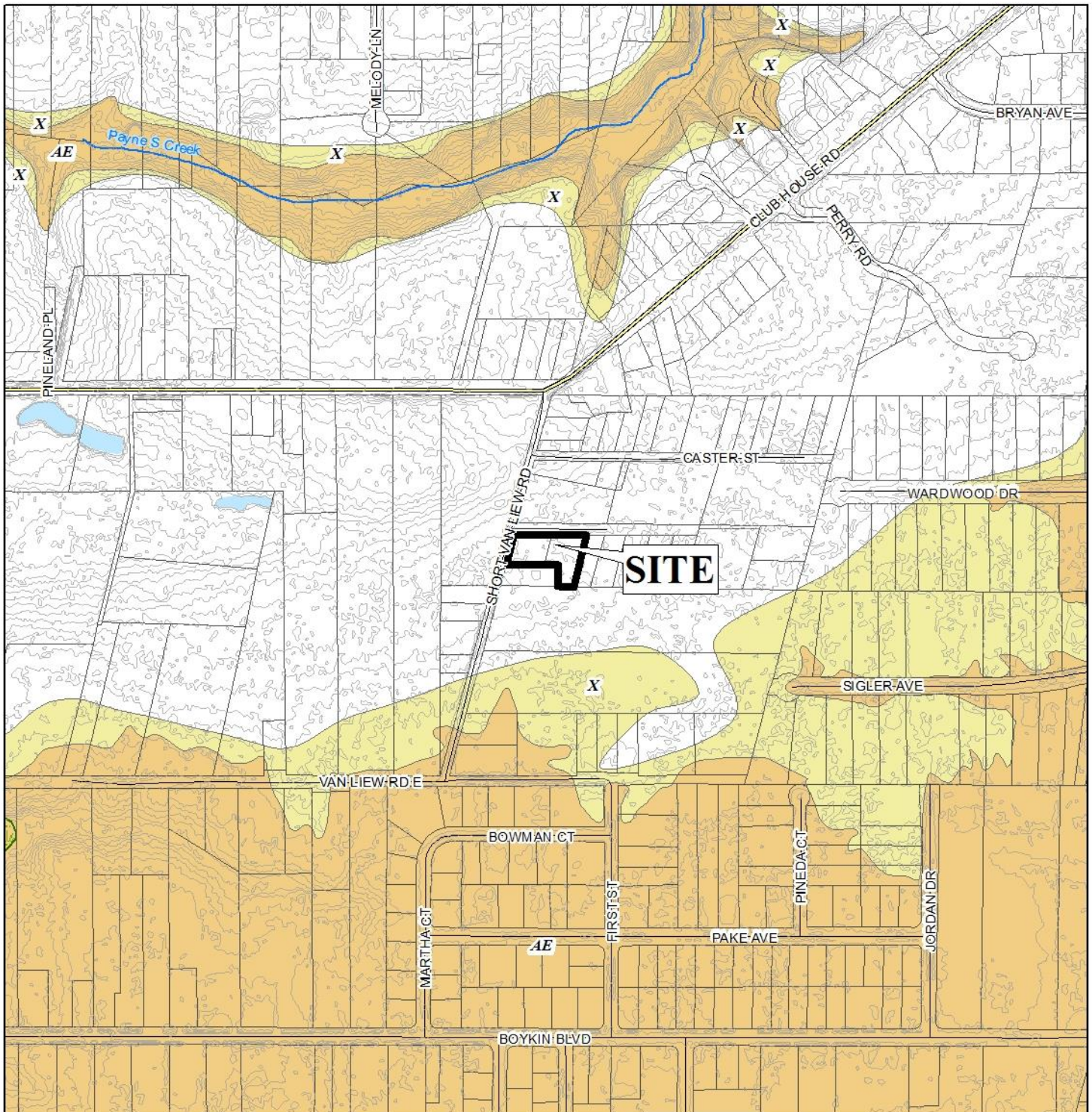
APPLICANT Mack Subdivision

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



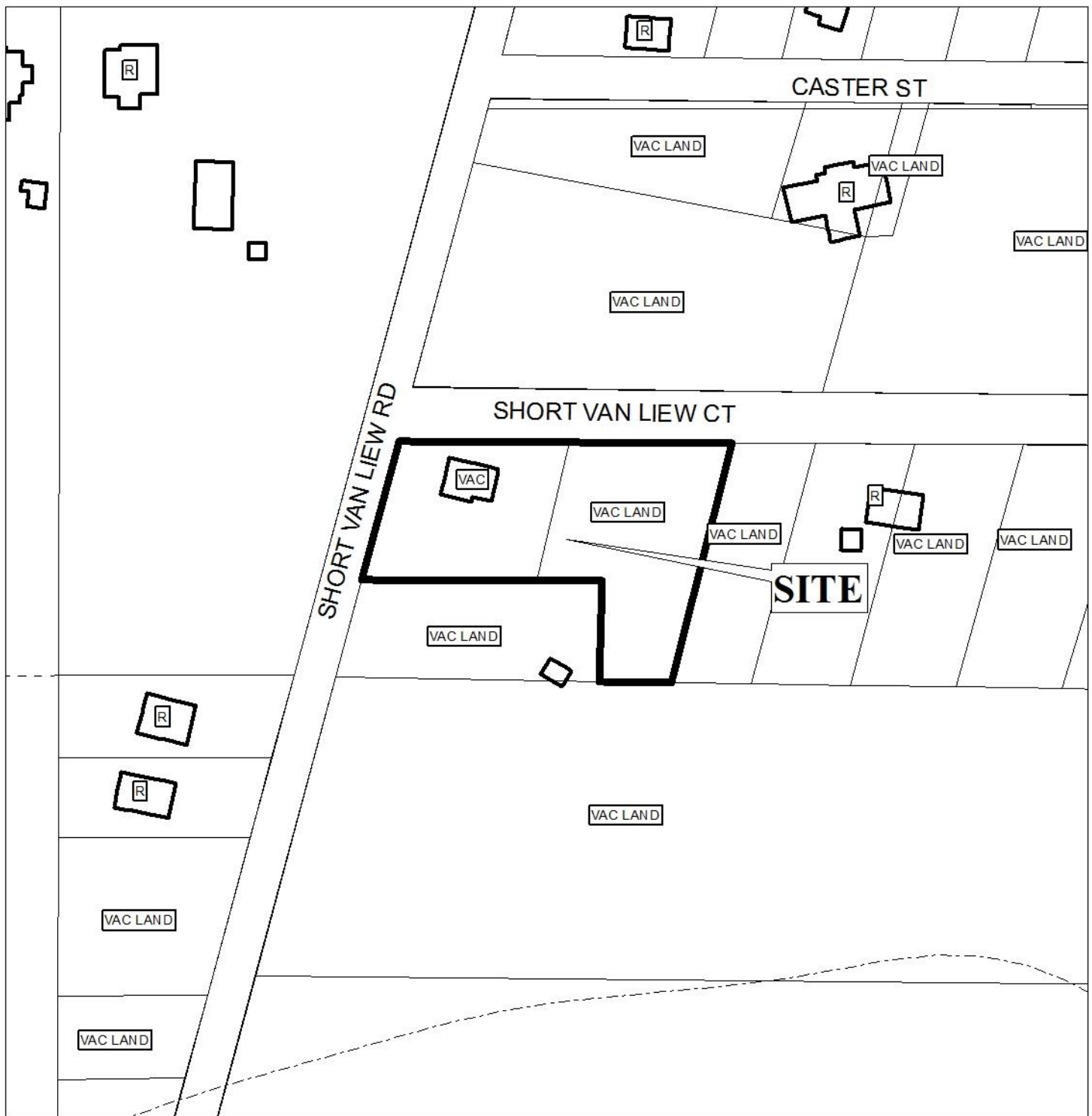
APPLICATION NUMBER 5 DATE November 1, 2018

APPLICANT Mack Subdivision

REQUEST Subdivision



MACK 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



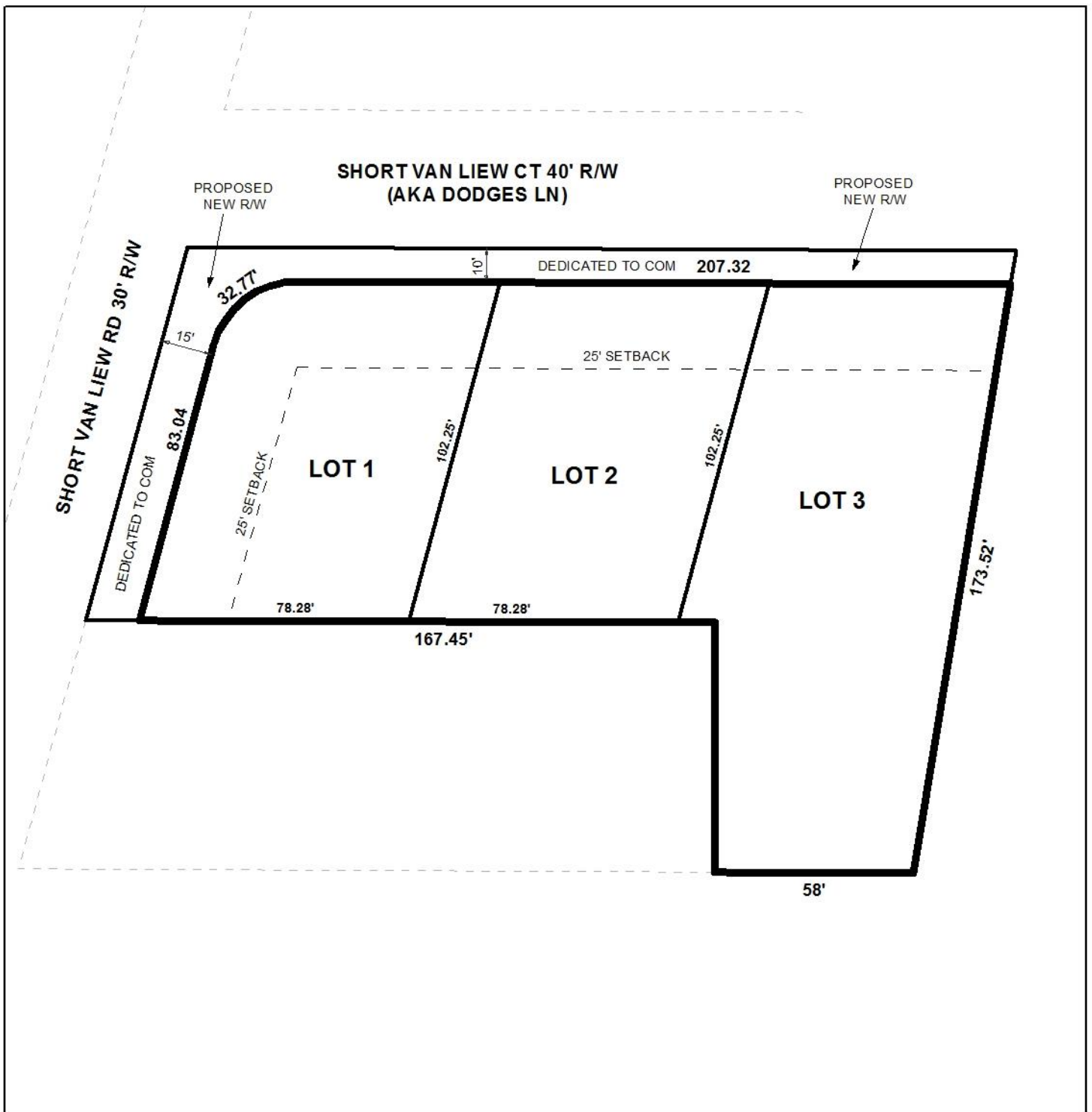
MACK SUBDIVISION



APPLICATION NUMBER 5 DATE November 1, 2018



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE November 1, 2018
APPLICANT Mack Subdivision
REQUEST Subdivision



