

MOORE 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. Show and label the POB.
- D. Provide the Surveyor's and Owner's (notarized) signatures.
- E. This area has been designated by the City Engineer as an area prone to localized flooding. Add a note to the SUBDIVISION PLAT stating that LOTS 1, 2, and 3 must provide stormwater detention for the 100 year (post-development) frequency storm event and limit the release rate to the 2 year (predevelopment) frequency storm event.
- F. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 22 - #81) LOTS 1, 2, and 3 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – NONE, LOT 2 – 4,000 sf, and LOT 3 – 6,000 sf.
- G. Add a note 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.
- H. Add a note 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.
- I. 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.
- J. Add a note that all existing and 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.
- K. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- L. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing.
- M. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites 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). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.

The preliminary plat illustrates the proposed 3-lot, 2.2± acre subdivision which is located on the Southeast side of Kingsway, ¼-mile± South of Wimbledon Drive West, within Council District 5. 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 one (1) existing legal lot of record and one (1) metes-and-bounds parcel.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map adopted May 18, 2017 by the Planning Commission. 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 cases 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 preliminary plat indicates that all proposed lots meet the minimum size requirements of the Subdivision Regulations. As on the preliminary plat, the lot size labels 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.

All three lots exceed the width-to-depth ratio of Section V.D.3. of the Subdivision Regulations. It is the practice of the Planning Commission to waive Section V.D.3. of the Subdivision Regulations when there are other lots in the area that exceed the width-to-depth ratio; however, it appears there are no other lots which exceed the width-to-depth ratio in the area, and no justification was provided by the applicant for the narrow lot configuration.

The lots have frontage along Kingsway Crossway, a minor street without curbs and gutters and a compliant 60' right-of-way; therefore, no dedication would be required. The right-of-way width of Kingsway Crossway should be retained on the Final Plat, if approved.

There is a 50-foot minimum building setback line depicted across the proposed lots, which exceeds the minimum setback of 25-feet required by Section V.D.9. of the Zoning Ordinance. If approved, the front setback should be retained on the Final Plat.

The plat indicates a drainage easement on the proposed Lot 1. Therefore, a note should be required on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder.

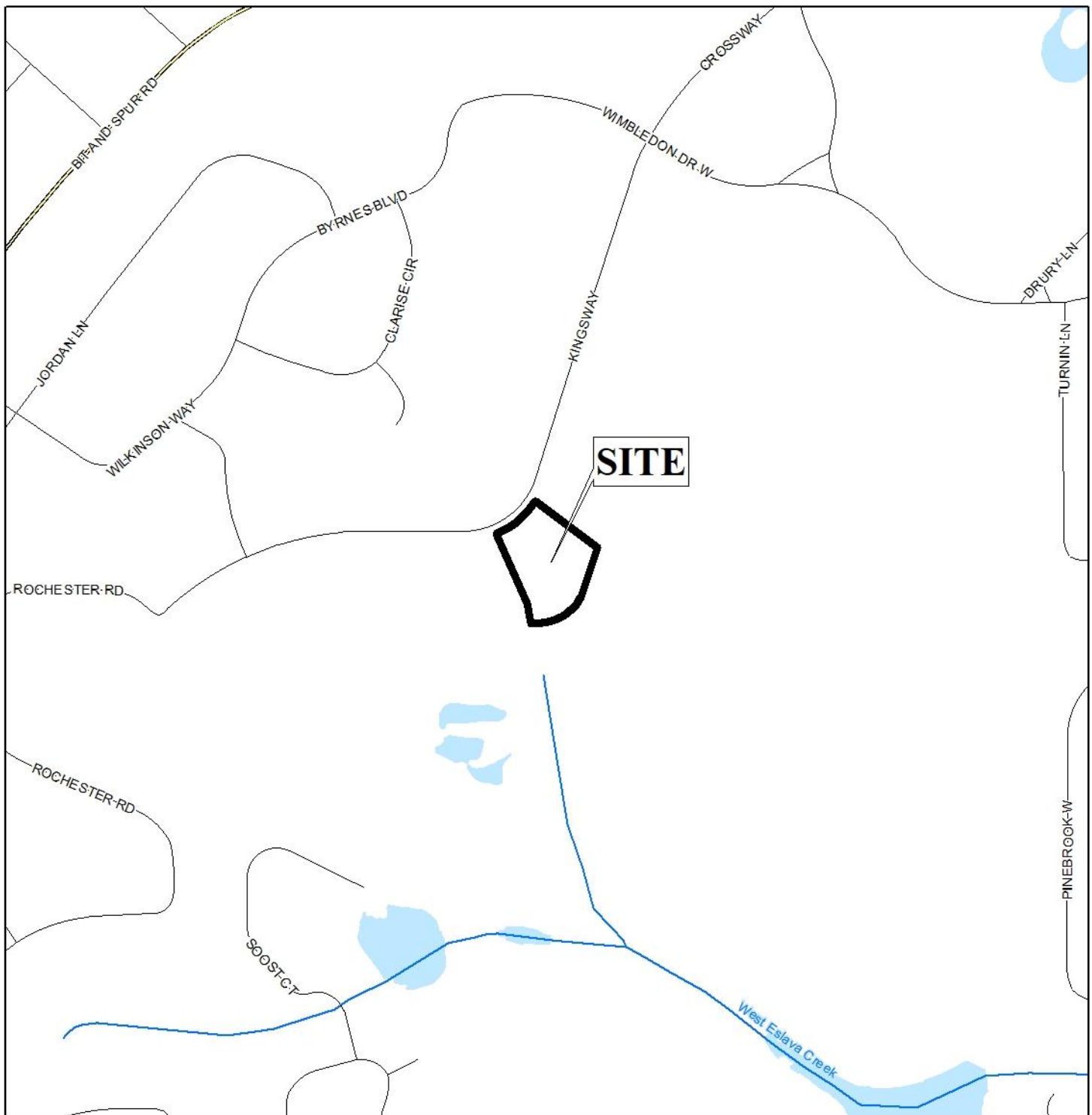
For access managements, a note should be placed on the Final Plat, if approved, stating Traffic Engineering comments.

Finally, there is an existing structure on the site that appears to cross lot lines. This is allowable, assuming that the setbacks created by the subdivision's approval are compliant with Zoning Ordinance requirements. Therefore, if approved, either demolition permits for the existing dwelling should be obtained prior to the signing of the Final Plat, or the Final Plat should be revised to depict the dwelling with compliant setbacks.

Based on the preceding, this application is recommended for Denial due to the following:

- 1) The proposed lots exceed the maximum width-to-depth ratio of Section V.D.3. of the Subdivision Regulations.

LOCATOR MAP



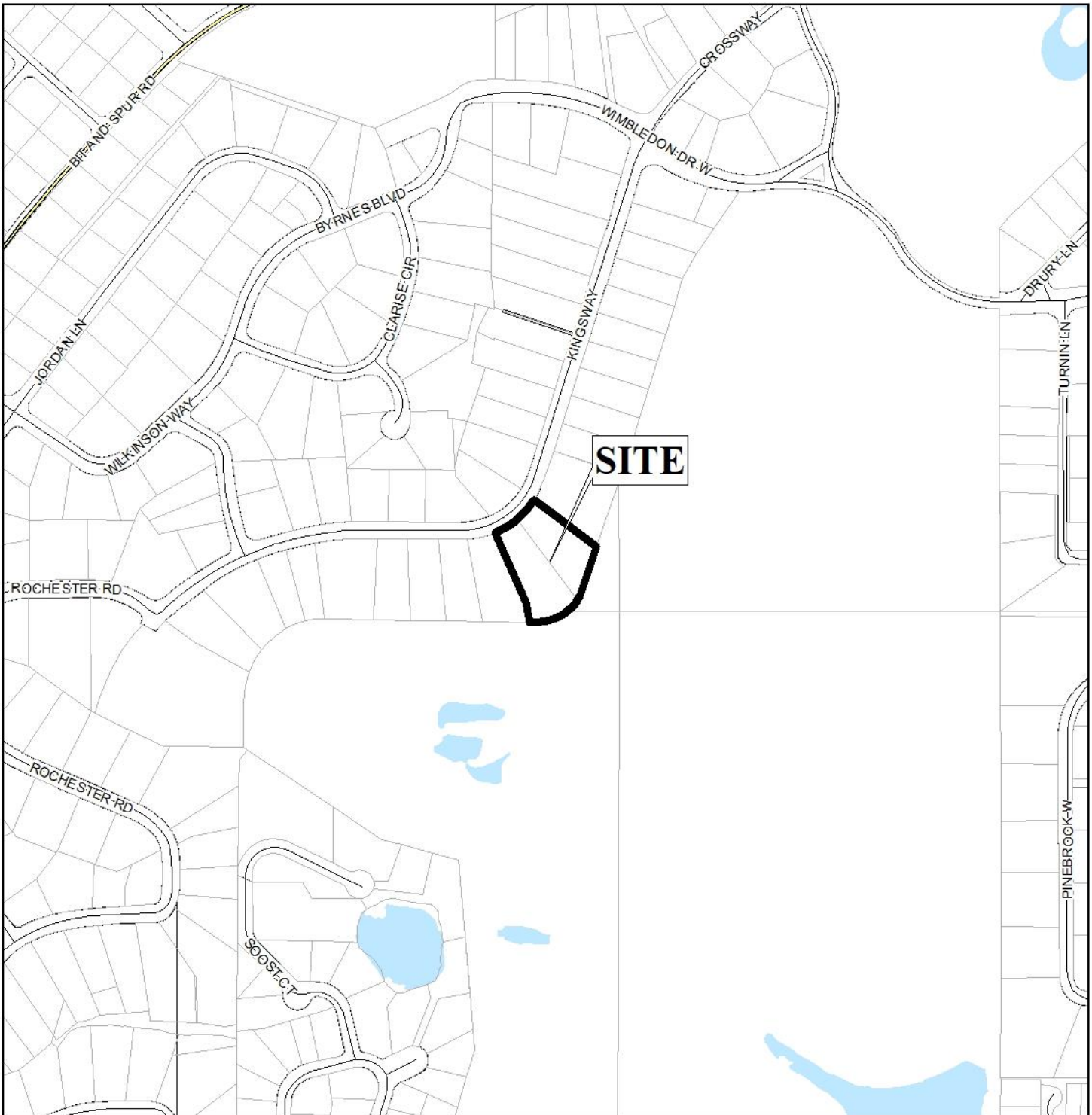
APPLICATION NUMBER 5 DATE May 6, 2021

APPLICANT Moore Subdivision

REQUEST Subdivision



LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE May 6, 2021

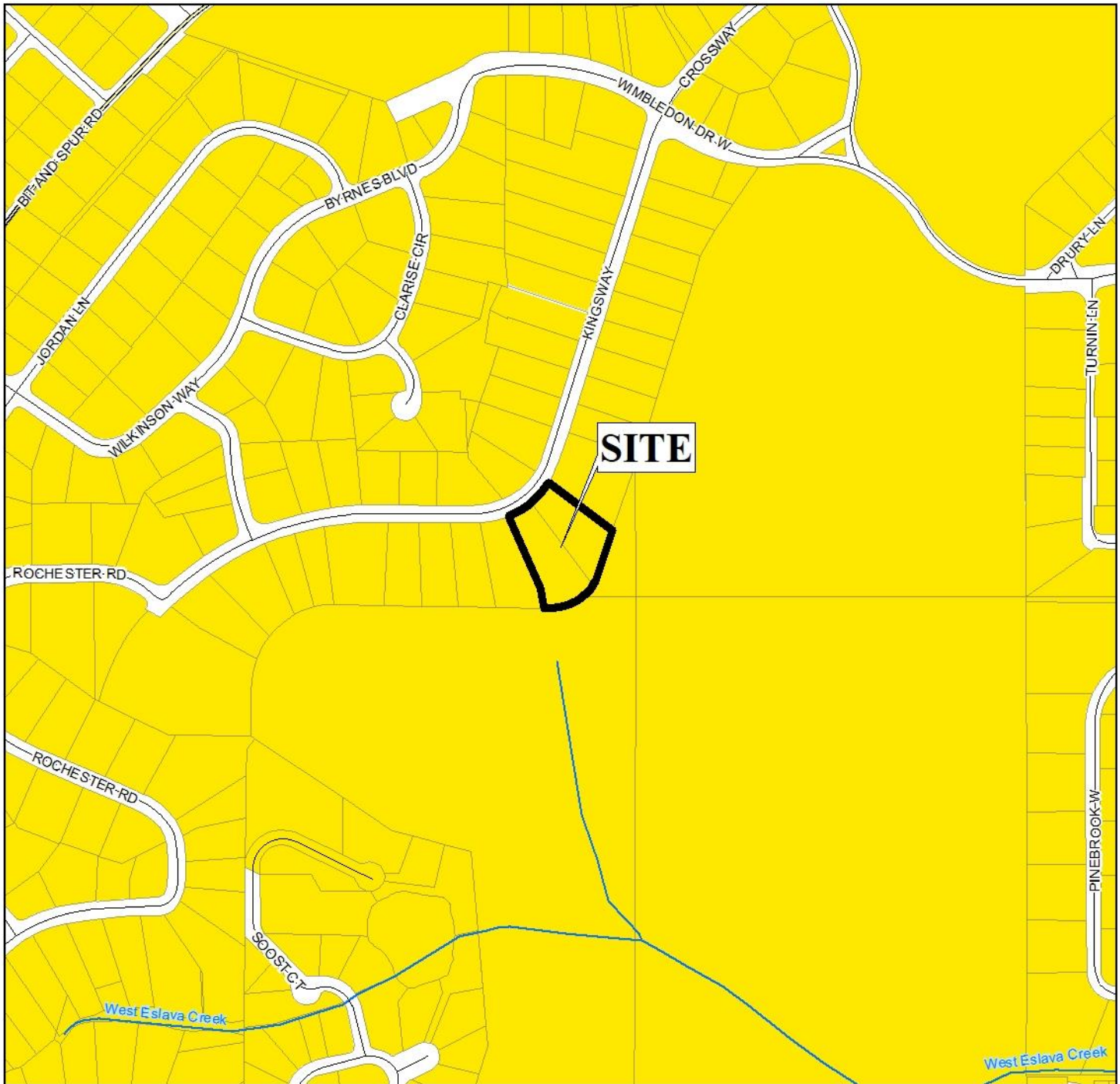
APPLICANT Moore Subdivision

REQUEST Subdivision



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE May 6, 2021

APPLICANT Moore Subdivision

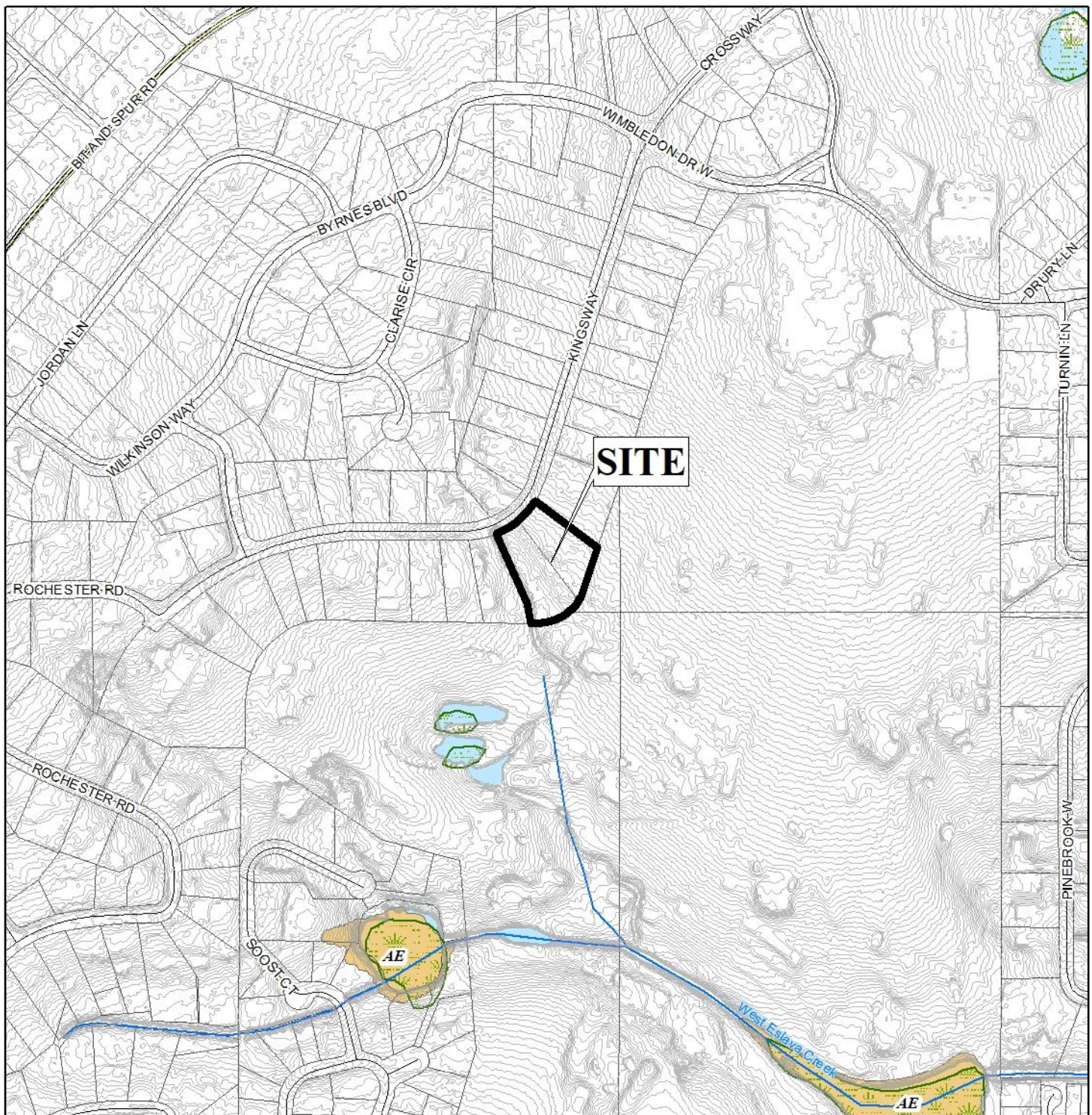
REQUEST Subdivision

 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	



NTS

ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 5 DATE May 6, 2021

APPLICANT Moore Subdivision

REQUEST Subdivision



MOORE SUBDIVISION



APPLICATION NUMBER 5 DATE May 6, 2021

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



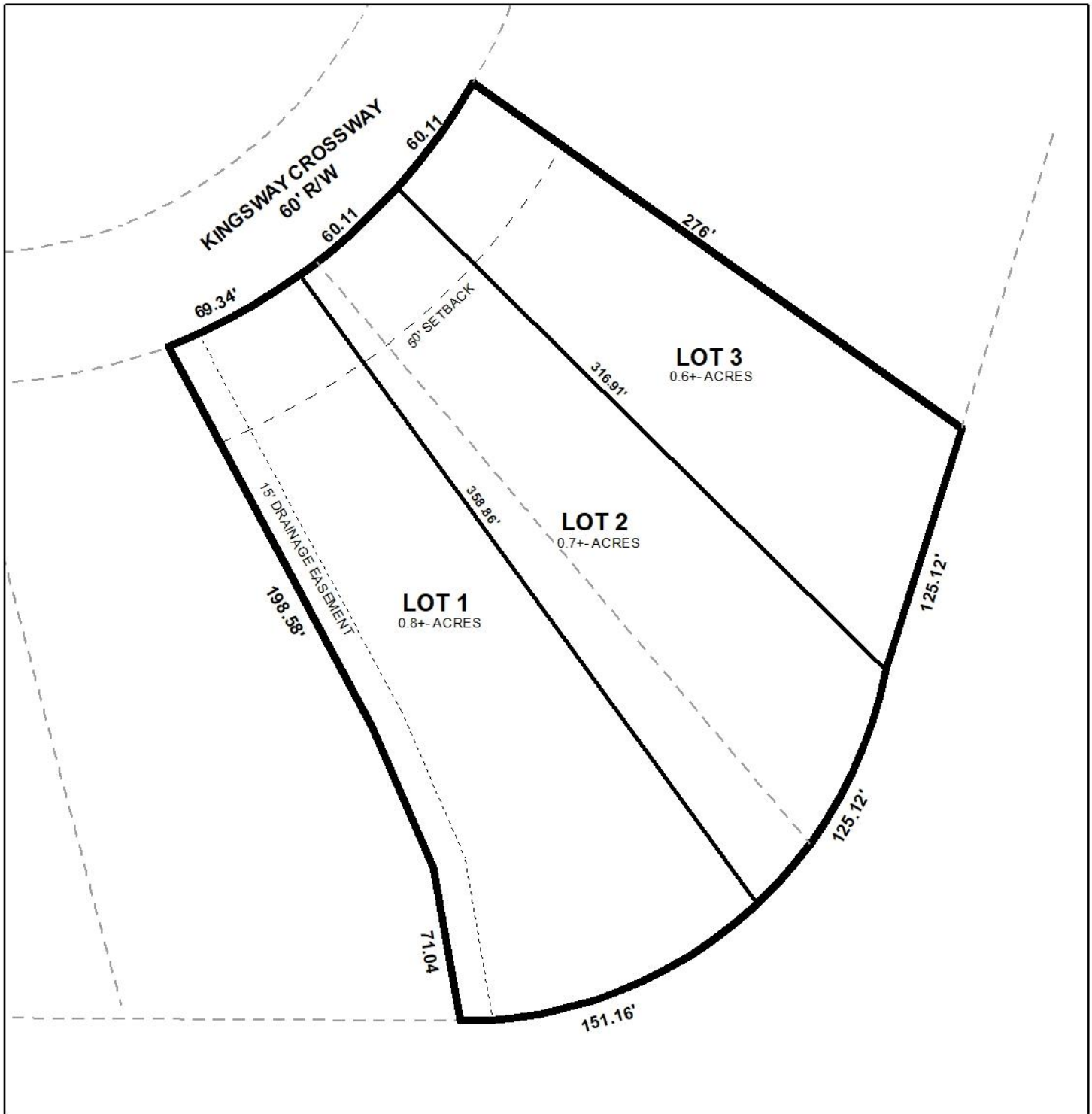
MOORE SUBDIVISION



APPLICATION NUMBER 5 DATE May 6, 2021



DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE May 6, 2021

APPLICANT Moore Subdivision

REQUEST Subdivision

