

## **NAMANWOOD SUBDIVISION, RESUBDIVISION OF**

Engineering Comments: FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state.
- C. Provide the Surveyor's and Owner's (notarized) signatures.
- D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #92) LOTS 1 - 5 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 – NONE, LOT 3 – NONE, LOT 4 – NONE, LOT 5 - NONE.
- E. 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](mailto:land.disturbance@cityofmobile.org) prior to obtaining any signatures. No signatures are required on the drawing.
- F. 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 (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).

The preliminary plat illustrates the proposed 5-lot, 5.6± acre subdivision which is located on the West side of Scenic Drive, 287'± North of Alba Club Drive, within Council District 3. The applicant states that the proposed lots will be serviced by public water and sewer systems. The purpose of this application is to re-subdivide three (3) existing legal lots of record into five (5) legal lots of record.

The site has been given a Low Density Residential (LDR) land use designation, per the Future Land Use Plan and Map, adopted on 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 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.

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 proposed lots front Scenic Drive, a minor street without curb and gutter. As illustrated, the preliminary plat shows a compliant 60-foot right-of-way which should be retained on the Final Plat. Additionally, the preliminary plat does illustrate compliant setbacks along Scenic Drive which should be retained on the Final Plat.

As a means of access management, a note containing the Traffic Engineering comments should be placed on the Final Plat. Additionally, as easements are recorded on the subject property they should be indicated and labeled on the Final Plat, and a note should be placed on the Final Plat stating that no structures shall be constructed or placed within any easement.

As proposed, each lot meets the minimum area and width requirements of the Subdivision Regulations. If approved, 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. However, Lots 4 and 5 would have an irregularly-shaped common interior property line resulting

in those two lots being irregularly shaped. Section V.D.1. of the Subdivision Regulations does not generally allow for such lot shapes unless certain conditions exist in the area to justify such shapes. One such allowance is the existence of natural barriers which may cause an undue hardship on the land owner. A review of topographic and hydrographic data indicates that a large finger of NWI wetlands extends from Dog River on the West side of the site into the approximate center of Lots 4 and 5. The meandering proposed interior line between these two lots closely follows the South border of the existing wetlands area to a point where the line approximately parallels an existing driveway on proposed Lot 4. Therefore, if approved, a waiver of Section V.D.1. would be in order.

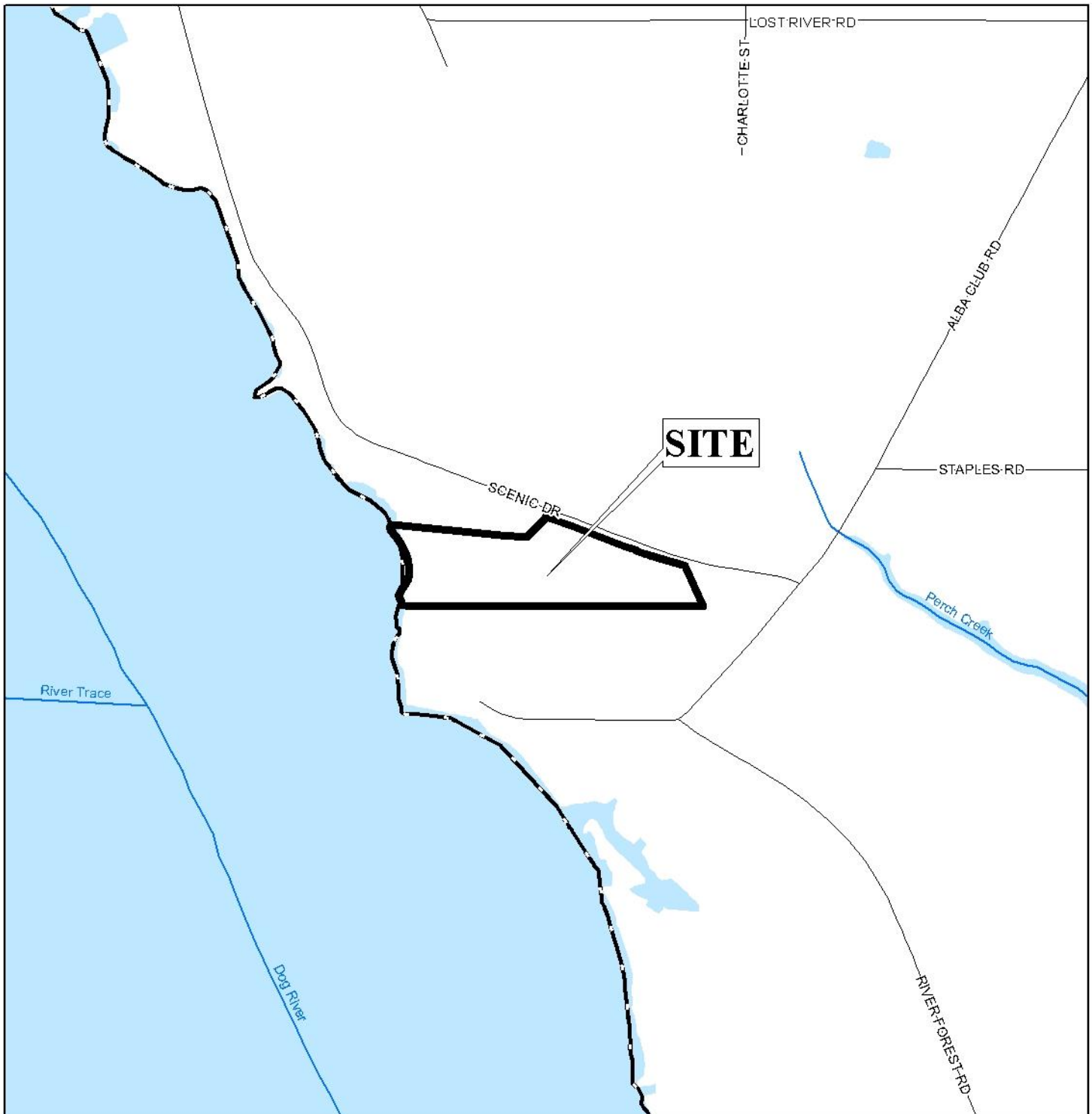
Additionally, Lots 4 and 5 would require a waiver of Section V.D.3. for the width-to-depth ratio of those lots, but existing lots along Dog River are typically much deeper than they are wide; therefore, a waiver of Section V.D.3. would also be in order. Proposed Lots 1, 2, and 3 would not require any waivers. It's important to note that at its March 5, 2015 meeting, the Planning Commission approved a similar re-subdivision request for the subject property along with waivers from Sections V.D.1. and V.D.3. of the Subdivision Regulations.

Based upon the preceding, and with waivers from Section V.D.1. and V.D.3., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the lot size labels in both square feet and acres on the Final Plat or the furnishing of a table on the Final Plat providing the same information;
- 2) placement of a note on the Final Plat stating that no structure may be placed or constructed within any easement;
- 3) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for acceptance and 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 a note that a 25' riparian buffer may be required, during development, along the edge of anything considered by ADEM to be a water of the state. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 26 - #92) LOTS 1 - 5 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 –NONE, LOT 3 – NONE, LOT 4 –NONE, LOT 5 - NONE. E. 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. F. 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.*);
- 4) placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.*);

- 5) 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
- 6) 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 August 6, 2020

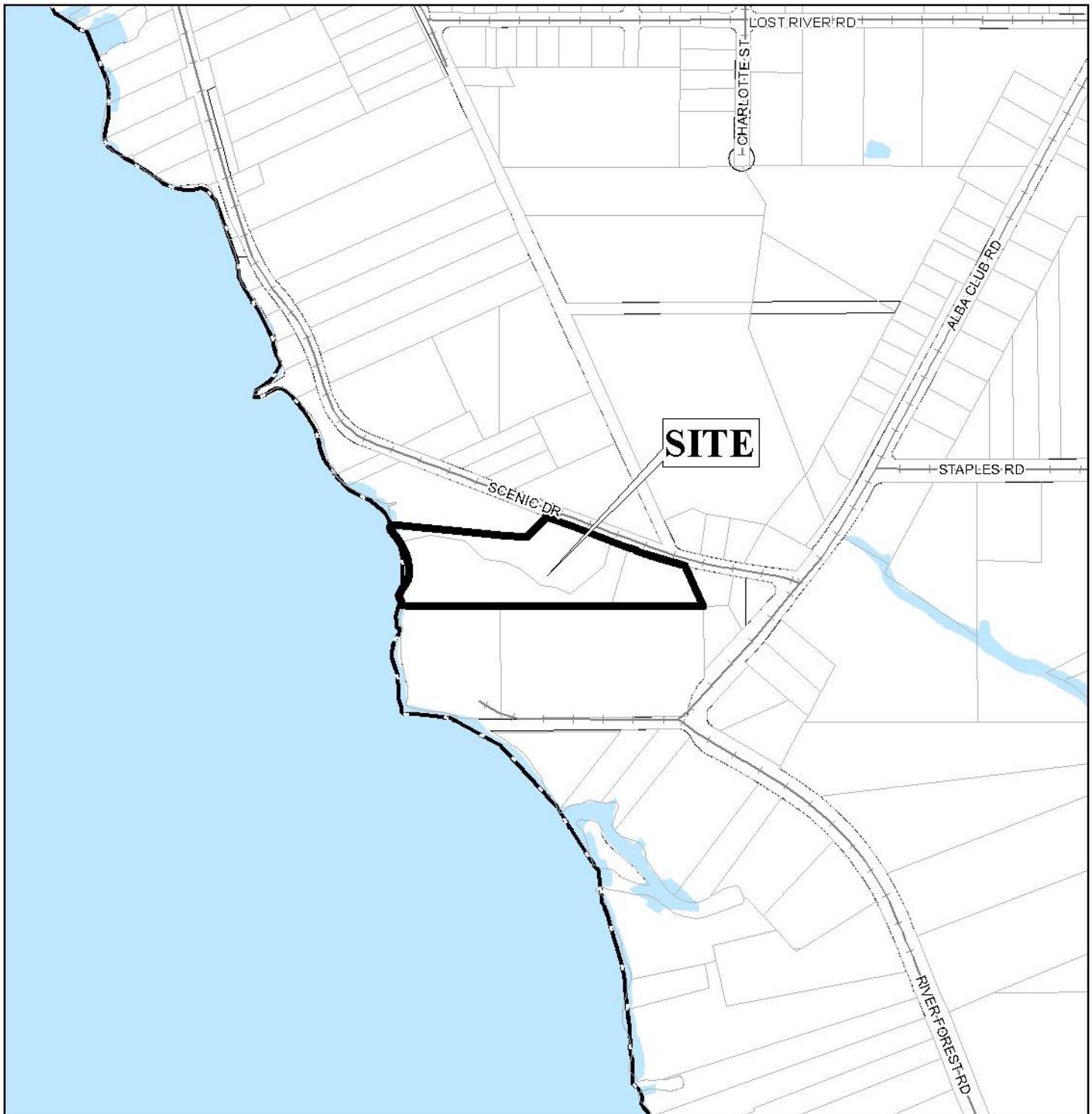
APPLICANT Namanwood Subdivision, Resubdivision of

REQUEST Subdivision



NTS

# LOCATOR ZONING MAP



APPLICATION NUMBER 5 DATE August 6, 2020

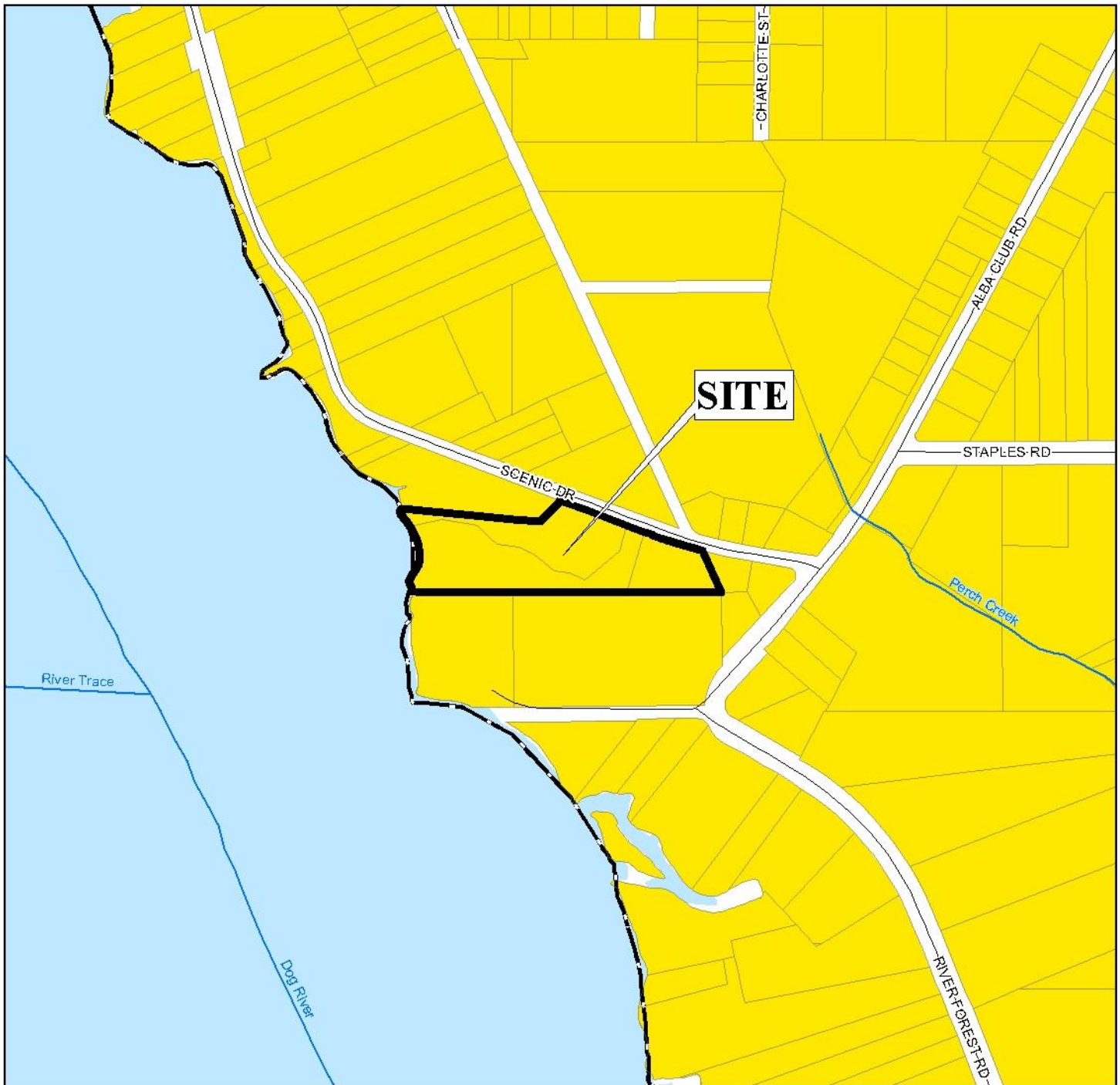
APPLICANT Namanwood Subdivision, Resubdivision of

REQUEST Subdivision



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# FLUM LOCATOR MAP



APPLICATION NUMBER 5 DATE August 6, 2020

APPLICANT Namanwood Subdivision, Resubdivision of

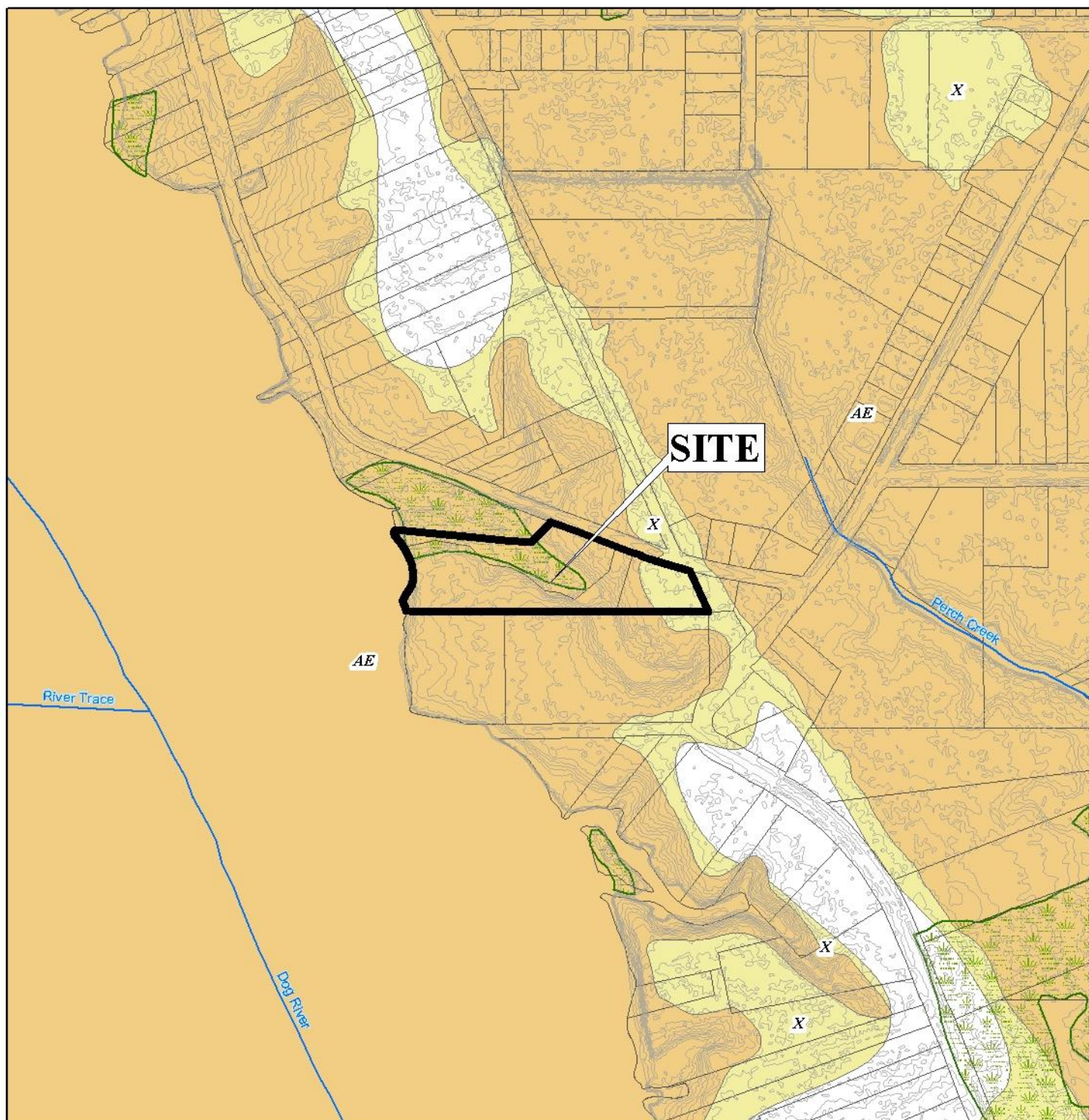
REQUEST Subdivision

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Low Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Neighborhood Center - Traditional	<span style="display:inline-block; width:15px; height:15px; background-color:darkred; border:1px solid black;"></span> Downtown Waterfront	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks & Open Space
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Density Residential	<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Neighborhood Center - Suburban	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Light Industry	<span style="display:inline-block; width:15px; height:15px; background-color:darkblue; border:1px solid black;"></span> Water Dependent
<span style="display:inline-block; width:15px; height:15px; background-color:magenta; border:1px solid black;"></span> Downtown	<span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Traditional Corridor	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Heavy Industry	
<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> District Center	<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Mixed Commercial Corridor	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue; border:1px solid black;"></span> Institutional	





# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 5 DATE August 6, 2020

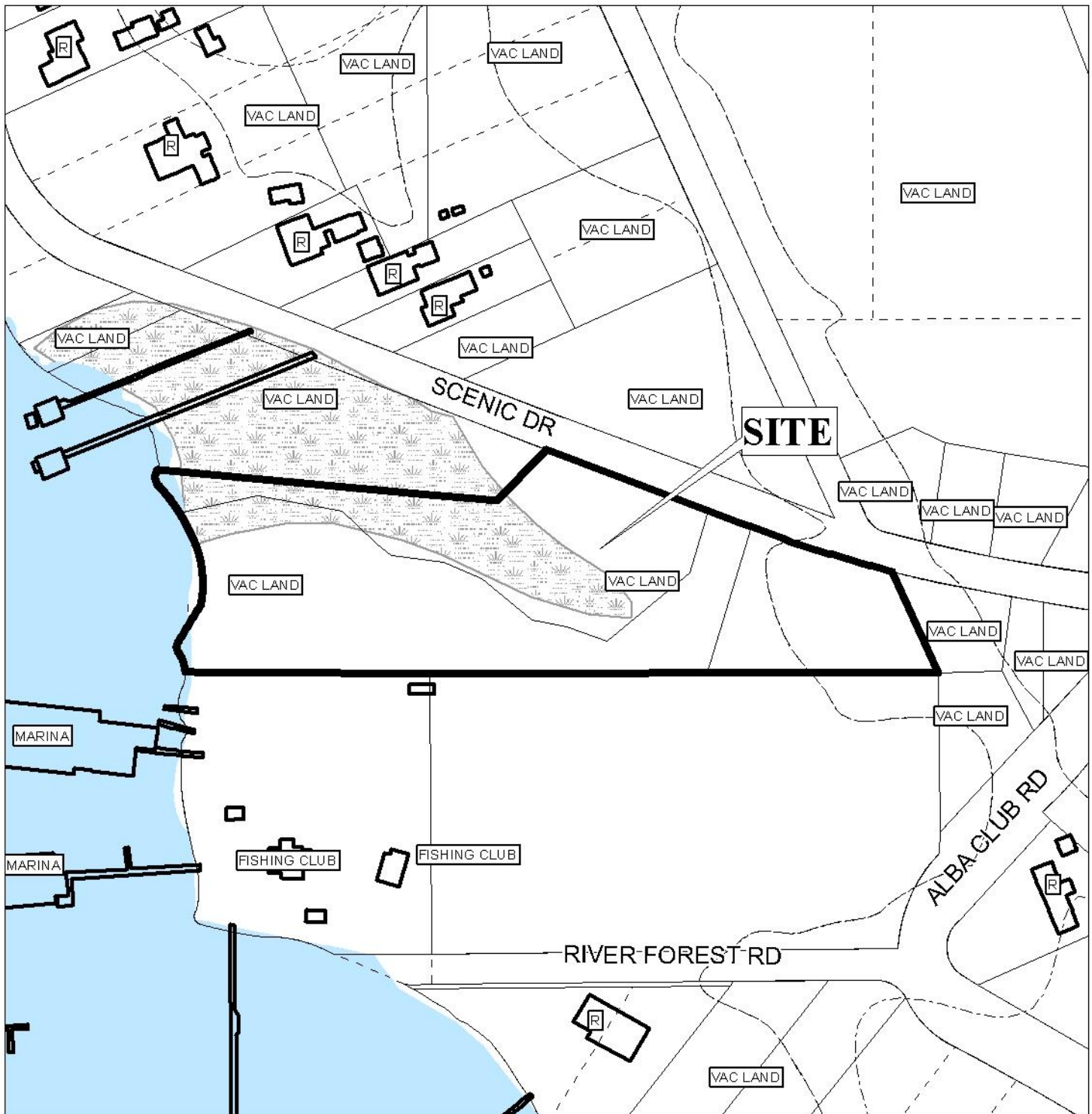
APPLICANT Namanwood Subdivision, Resubdivision of

REQUEST Subdivision





# NAMANWOOD SUBDIVISION, RESUBDIVISION OF



APPLICATION NUMBER 5 DATE August 6, 2020

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





# NAMANWOOD SUBDIVISION, RESUBDIVISION OF

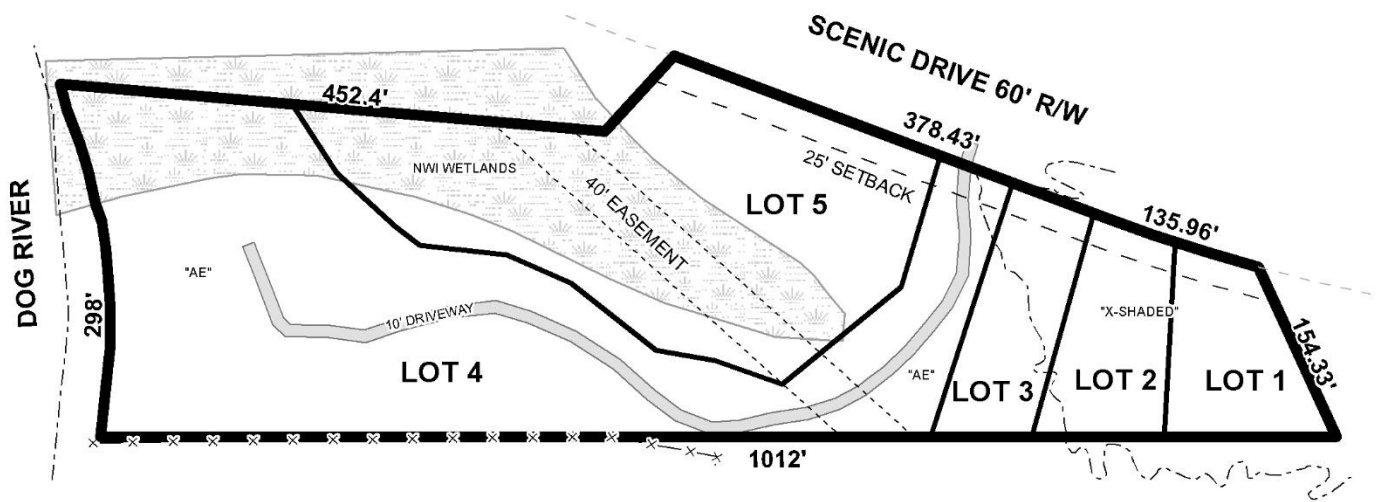


APPLICATION NUMBER 5 DATE August 6, 2020



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# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE August 6, 2020

APPLICANT Namanwood Subdivision, Resubdivision of

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