

## **WILDWOOD GLEN SUBDIVISION, RESUBDIVISION OF LOT 1**

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 all flood zones.
- D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation.
- E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- F. Provide the Surveyor's Certificate.
- G. Provide the Surveyor's and Owner's (notarized) signatures.
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- M. 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.
- N. 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: Lots 3, 4 and 7 are limited to one shared curb cut; Lots 1, 2, 5 and 6 are limited to one curb cut each. Driveway 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 7-lot, 8.2± acre subdivision which is located on the East side of Wildwood Place, 175'± South of Fairfield Place, within Council District 4. The applicant states that the subdivision is served by city water and sanitary sewer systems. The purpose of this application is to create seven (7) legal lots of record from one (1) existing legal lot of record.

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 applicant proposes to resubdivide one large legal lot of record into seven legal lots of record. The preliminary plat indicates that all proposed lots meet the minimum size requirements of the Subdivision Regulations.

The applicant states the following concerning the proposed subdivision:

*THE OWNER RECENTLY PURCHASED THIS PROPERTY AND WISHES TO DEVELOP A SUBDIVISION WITH LOTS FRONTING ON WILDWOOD PLACE. OUR PROPOSAL UTILIZES TWO SMALLER FLAG LOTS AND THE THIRD FLAGPOLE SERVES LOT 7 WHICH IS 6.36 ACRES. THE ENTIRE 75-FOOT-WIDE AREA OF THE THREE FLAG POLES WILL BE A COMMON, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS THAT WILL BENEFIT LOTS 3, 4, AND LOT 7. LOTS 1, 2, 5, AND 6 WILL NEED CURB CUTS TO ACCESS WILDWOOD PLACE. FLAG LOTS ARE NOT UNCOMMON IN THIS AREA SINCE THERE ARE TWO ADJOINING OUR SOUTH PROPERTY LINE (TAX KEY #03623261 AND #00600647). THE BUILDABLE AREA OF LOTS 3 & 4 GREATLY EXCEEDS THE CITY'S MINIMUM LOT SIZE. SINCE THESE LOTS WILL BE FOR SINGLE FAMILY RESIDENCES THIS SUBDIVISION SHOULD NOT HAVE A NEGATIVE IMPACT ON THE NEIGHBORHOOD.*

The site has frontage along Wildwood Place, a minor street with curbs and gutters and a compliant 50' right-of-way; therefore, no dedication would be required. The right-of-way width of Wildwood Place should be retained on the Final Plat, if approved. Proposed Lot 7 also has an unopened portion of Panorama Drive stubbing into its South side in the rear portion of the property. As this is not indicated on the preliminary plat, the plat should be revised to indicate this street stub on the Final Plat with its right-of-way width.

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.

Proposed Lots 1, 2, 5 and 6 would be standard lots fronting Wildwood Place. As proposed, Lots 3, 4 and 7 are flag lots. Section V.D.1. of the Subdivision Regulations generally prohibits flag lots, but exceptions can be made in instances where other such lots are in the vicinity. In this instance, adjacent Lot 2, Wildwood Glen Subdivision, was approved as a flag lot, and adjacent to that to the South, Wimberly Subdivision, Second Addition, was approved as a flag lot subdivision. Therefore, a waiver of Section V.D.1. would seem in order.

Lots 3, 4, and 7 are proposed to have a common non-exclusive easement for ingress and egress spanning the 75-foot width of the combined "poles". As this area cannot be considered as buildable site area, a note should be required on the Final Plat stating that no structures shall be constructed or placed within this particular easement.

As Lots 3 and 4 would have only the minimum-required 25 feet of public street frontage, a note should be required on the Final Plat stating that there shall be no further subdivision of those lots

until additional public street frontage is provided. Lot 7 would have the minimum-required 25 feet of public street frontage along Wildwood Place, and would have 50 feet of frontage at the North end of the unopened Panorama Drive street stub. Therefore, a note should be required on the Final Plat stating that there shall be no further subdivision of Lot 7 until the unopened portion of Panorama Drive is developed to City street standards.

As on the preliminary plat, the 25-foot minimum building setback line for Lots 1, 2, 5 and 6 should be retained along Wildwood Place on the Final Plat. The plat should be revised to indicate a 25-foot minimum building setback line for Lot 7 blocked-out at the North terminus of Panorama Drive.

The preliminary plat indicates a 25-foot minimum building setback line for Lots 3 and 4 as measured from the “poles” of those lots. However, the setback line should be revised for Lots 3 and 4 as measured from where the lots are at least 60 feet in width. No minimum building setback line is indicated along the front of Lot 7. The plat should be revised so as to indicate a 25-foot minimum building setback line for Lot 7 spanning the width of the lot as measured from the rear of Lots 3 and 4.

The plat indicates two large City of Mobile drainage easements and one sanitary sewer easement crossing the property. 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.

As per the Traffic Engineering comments, Lots 3, 4 and 7 are limited to one shared curb cut; Lots 1, 2, 5 and 6 are limited to one curb cut each. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. A note should be placed on the Final Plat stating these comments.

With a waiver of Section V.D.1., the plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval, subject to the following conditions:

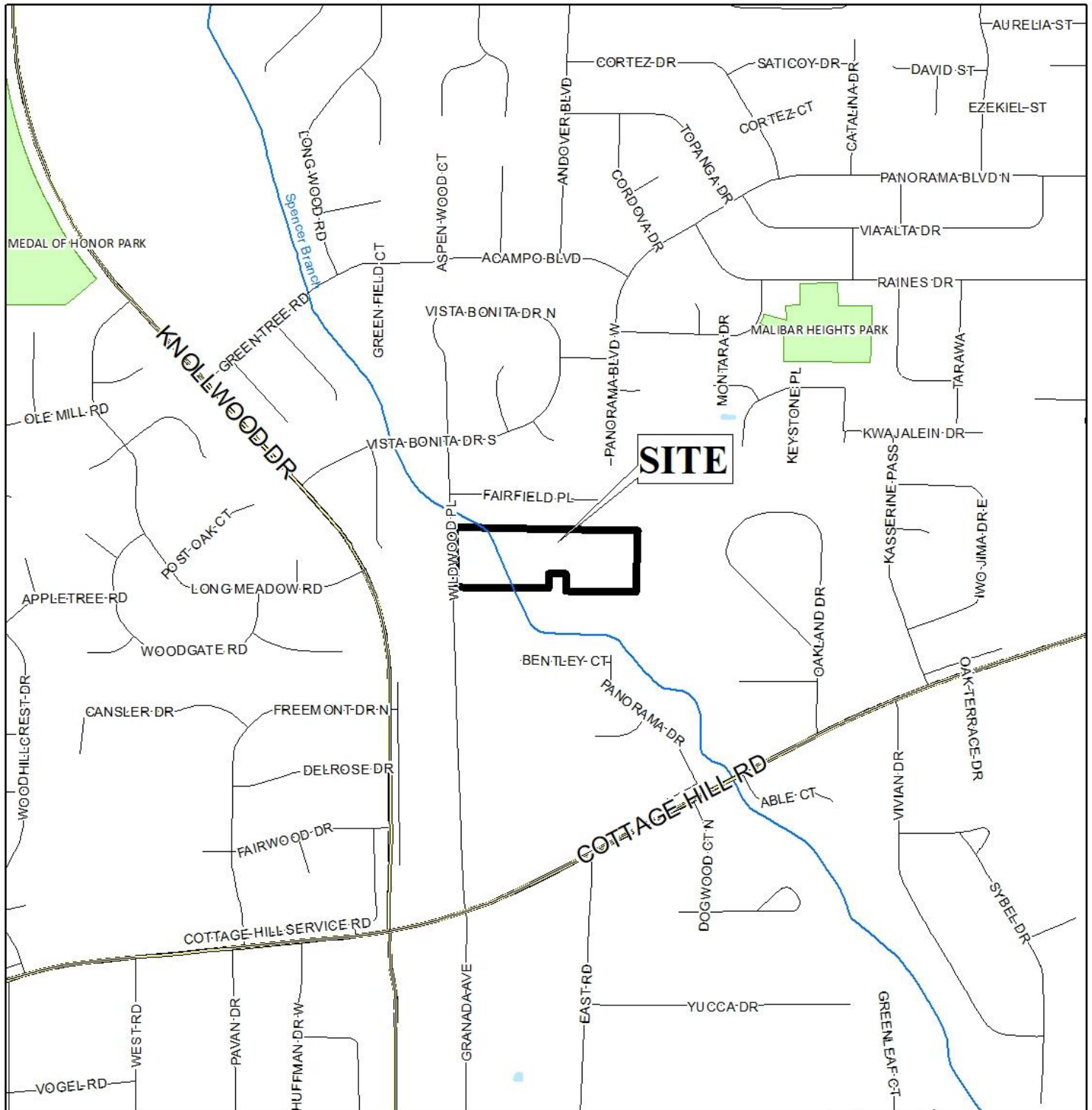
- 1) retention of the right-of-way width of Wildwood Place on the Final Plat;
- 2) revision of the plat to indicate the unopened street stub of Panorama Drive, with its current right-of-way width, on the Final Plat;
- 3) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) placement of a note on the Final Plat stating that no structures shall be constructed or placed within the common non-exclusive easement for ingress and egress for Lots 3, 4 and 7;
- 5) placement of a note on the Final Plat stating that there shall be no further subdivision of Lots 3 and 4 until additional public street frontage is provided for those lots;
- 6) placement of a note on the Final Plat stating that there shall be no further subdivision of Lot 7 until the unopened portion of Panorama Drive is developed to City street standards;
- 7) retention of the 25-foot minimum building setback line for Lots 1, 2, 5 and 6 along Wildwood Place on the Final Plat;
- 8) revision of the plat to illustrate the 25-foot minimum building setback line for Lot 7 blocked-out at the North terminus of Panorama Drive;

- 9) revision of the plat to illustrate the 25-foot minimum building setback for Lots 3 and 4 as measured from where the lots are at least 60 feet wide;
- 10) revision of the plat to indicate a 25-foot minimum building setback line for Lot 7 spanning the width of the lot as measured from the rear of Lots 3 and 4;
- 11) placement of a note on the Final Plat stating that no structures shall be constructed or placed within any easement without permission of the easement holder;
- 12) 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. 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 all flood zones. D. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. E. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. F. Provide the Surveyor's Certificate. G. Provide the Surveyor's and Owner's (notarized) signatures. H. 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. I. 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. J. 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 K. 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. L. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. M. 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. N. 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.);*
- 13) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Lots 3, 4 and 7 are limited to one shared curb cut; Lots 1, 2, 5 and 6 are limited to one curb cut each. Driveway size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.);*
- 14) 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 [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.); and*

- 15) 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). 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.).*

# LOCATOR MAP

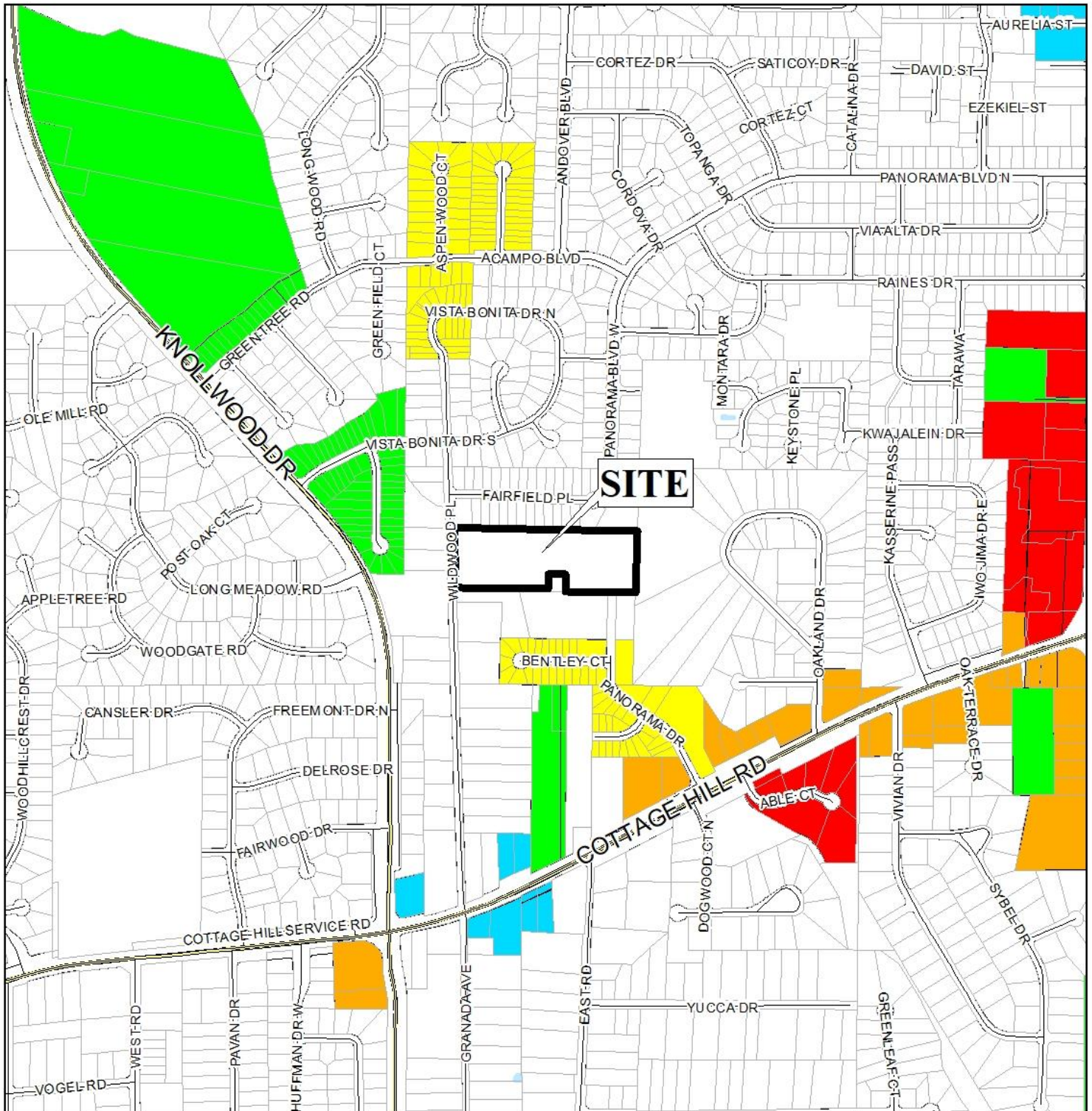


APPLICATION NUMBER 5 DATE April 15, 2021  
APPLICANT Wildwood Glen Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision





# LOCATOR ZONING MAP

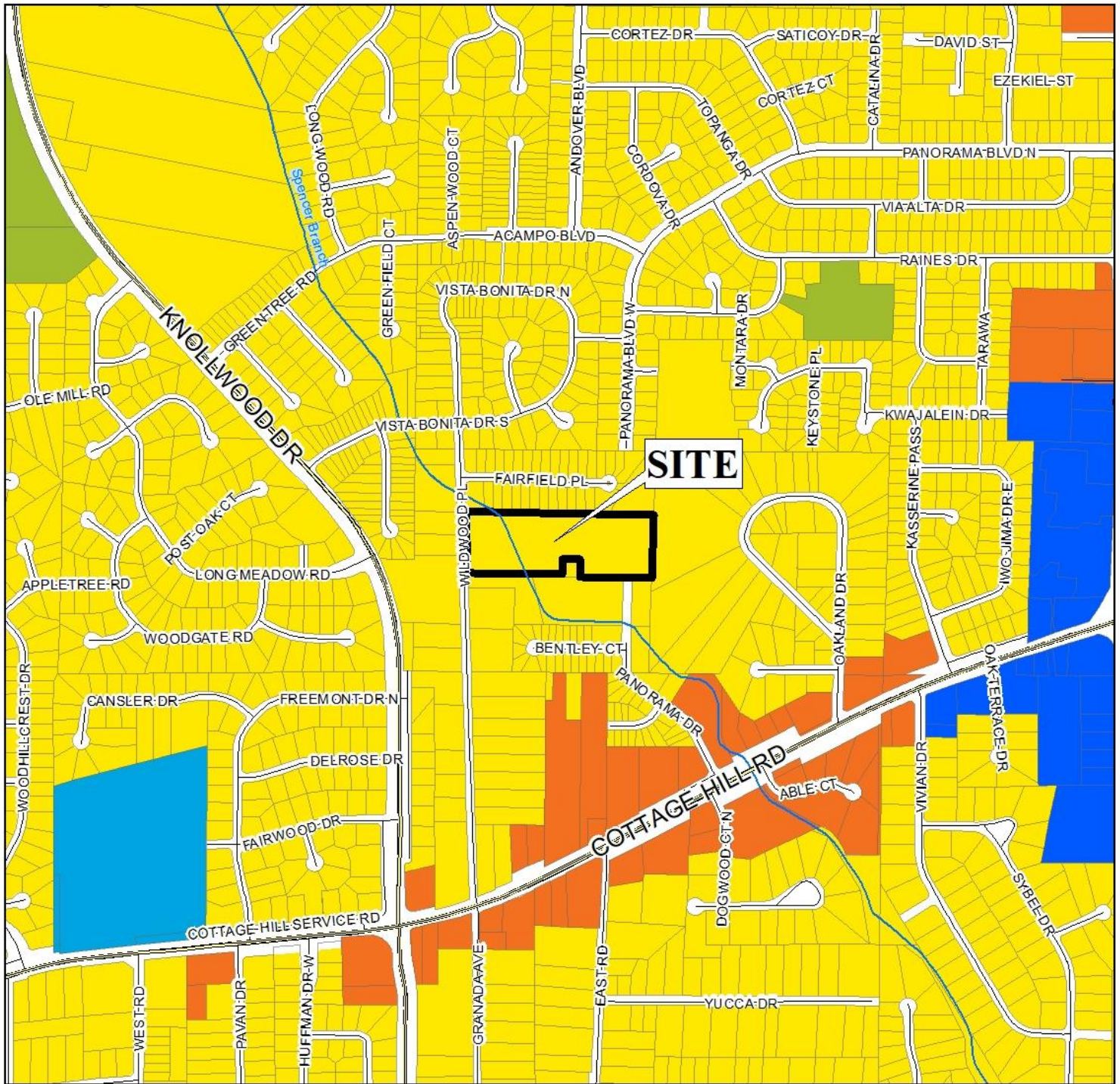


APPLICATION NUMBER 5 DATE April 15, 2021  
APPLICANT Wildwood Glen Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision





# FLUM LOCATOR MAP



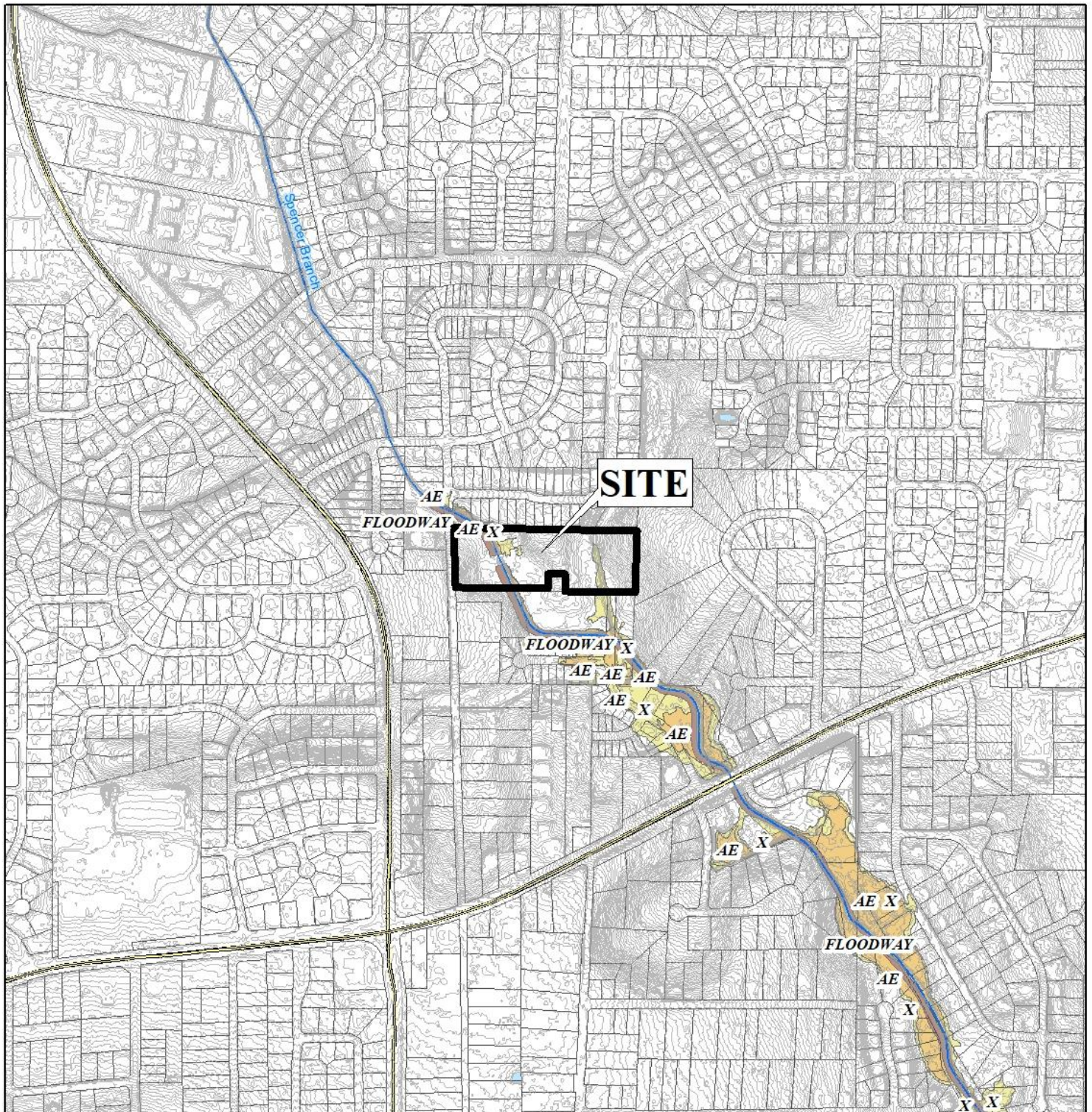
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 REQUEST Subdivision

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

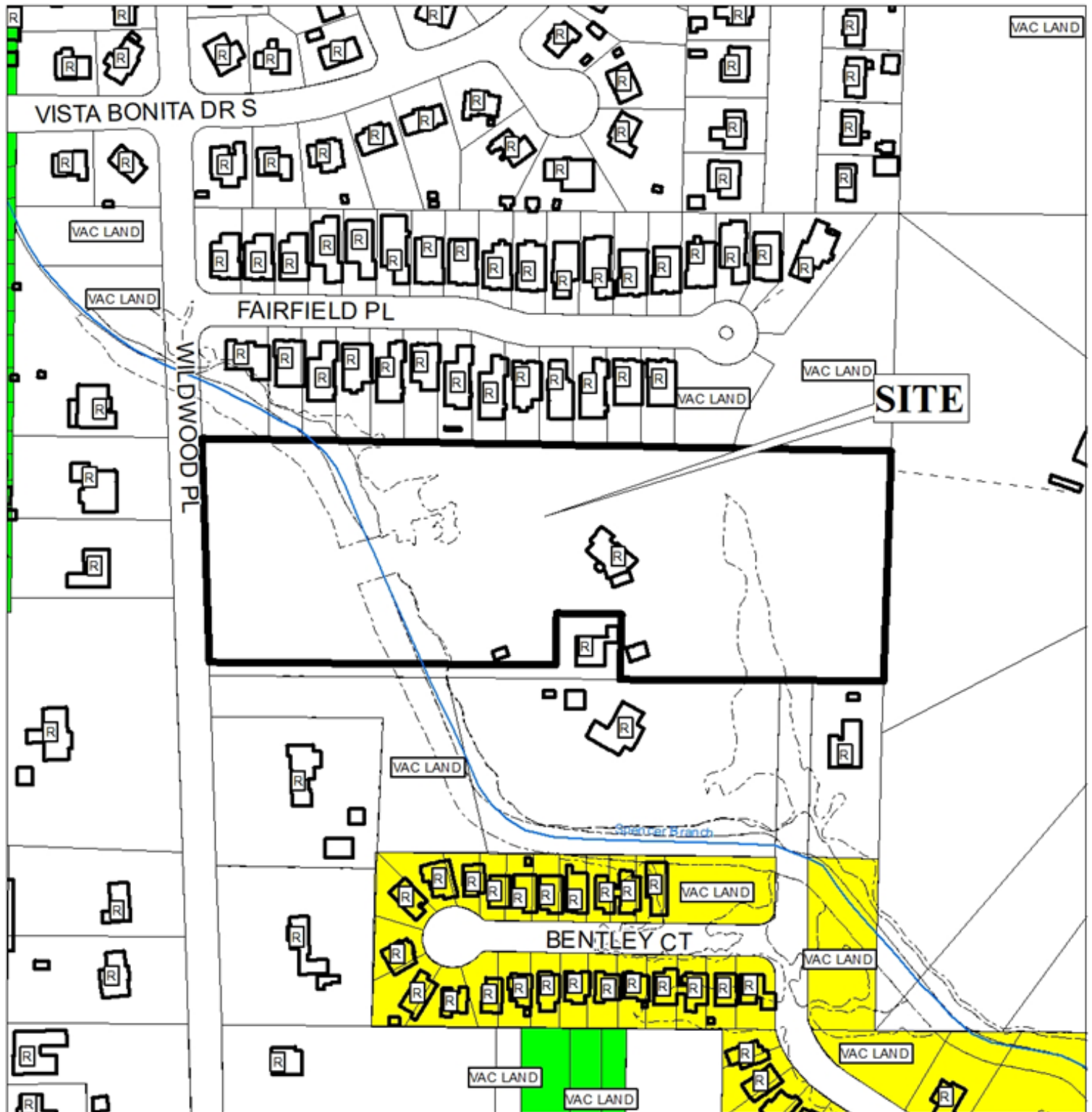


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REQUEST Subdivision





# WILDWOOD GLEN SUBDIVISION RESUBDIVISION OF LOT 1



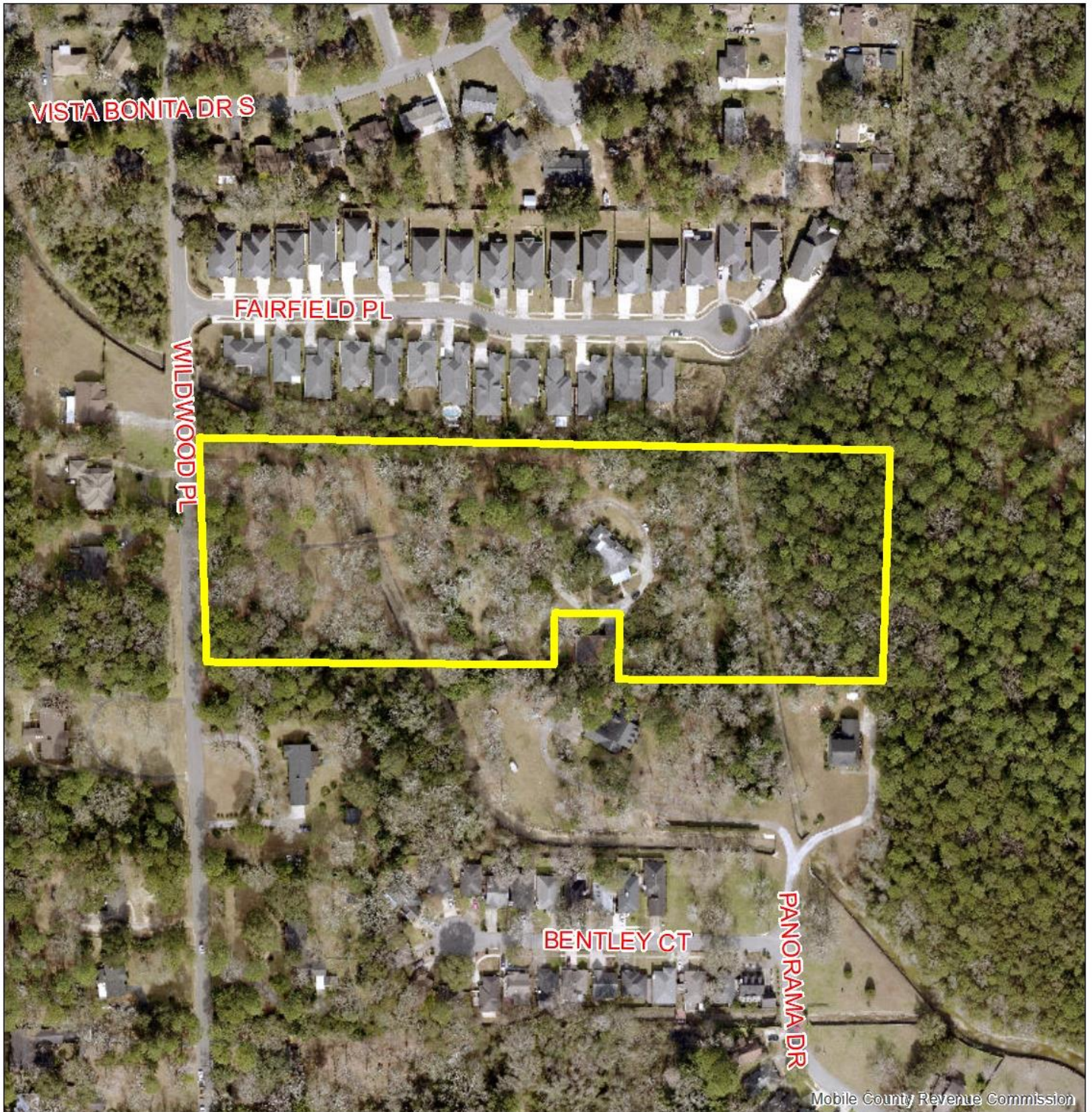
APPLICATION NUMBER 5 DATE April 15, 2021

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





# WILDWOOD GLEN SUBDIVISION RESUBDIVISION OF LOT 1

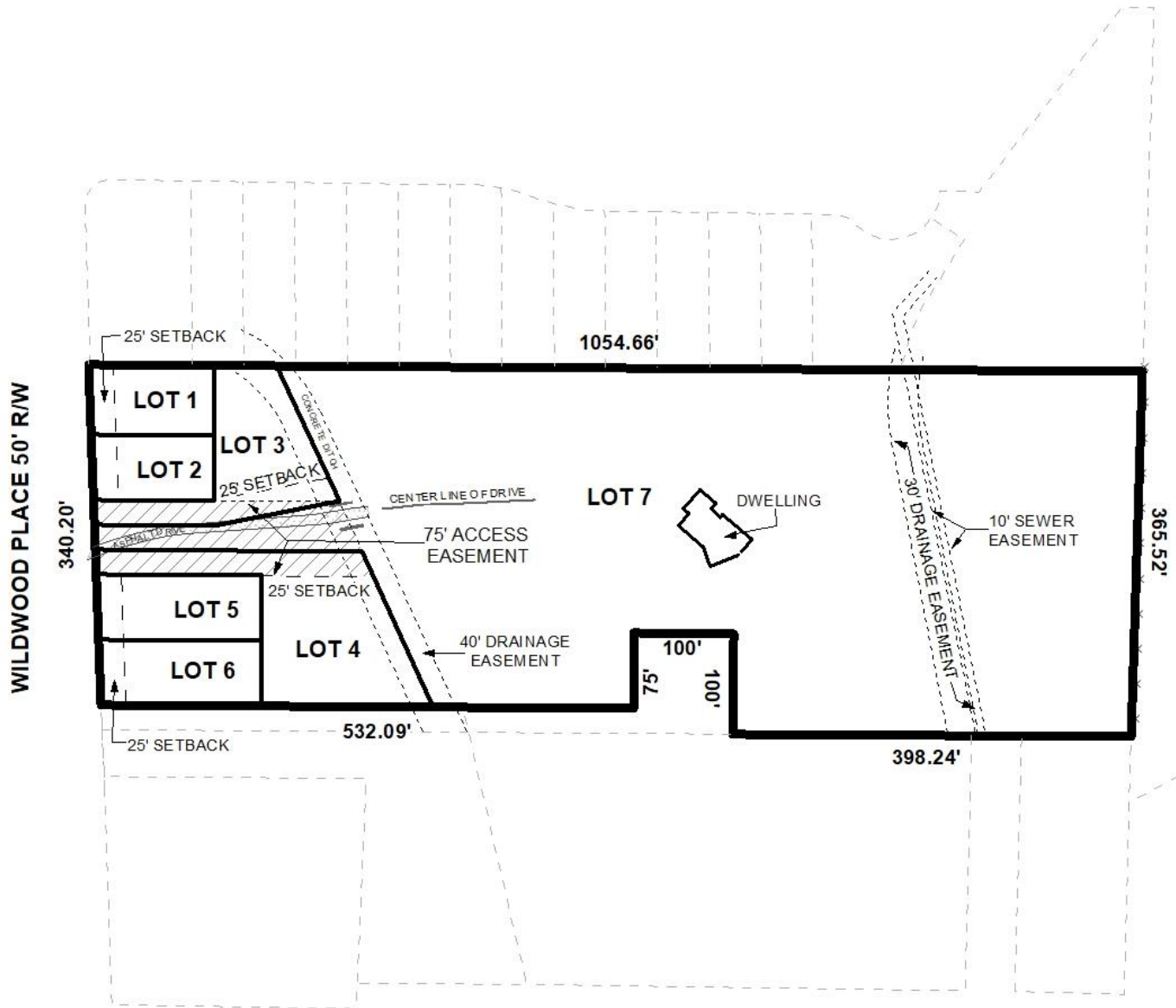


APPLICATION NUMBER 5 DATE April 15, 2021





# DETAIL SITE PLAN



APPLICATION NUMBER 5 DATE April 15, 2021  
APPLICANT Wildwood Glen Subdivision, Resubdivision of Lot 1  
REQUEST Subdivision



NTS

