

## **DETONTI PLACE 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. Check that the deed reference in the written description is the latest. Check Instrument #2004053516 for potential additional information.
- C. Provide and label the monument set or found at each subdivision corner.
- D. Show and label all flood zones. New maps went into effect on June 5, 2020.
- E. Update SURVEYOR'S NOTES #2 to reference the latest FEMA FIRM information (June 5, 2020).
- F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. BFE is 11.0 ft.
- G. Provide the Surveyor's and Owner's (notarized) signatures.
- H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1-7 and the COMMON AREA 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 1-7 and the COMMON AREA – NONE.
- I. 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.
- J. 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.
- 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. 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.
- M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process.
- N. 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.
- O. 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: Each lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Other zoning restrictions may exist that may further reduce the number of allowable curb cuts per lot.

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 plat illustrates the proposed 7-lot, 0.5± acre subdivision which is located at the Southwest corner of North Jackson Street and State Street, within Council District 2. 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 two (2) existing legal lots of record. The subject site consists of Lots 1 and 2, Demopolis Place Subdivision, a 3-lot subdivision which was approved by the Commission in 2004.

The site has been given a Downtown (DT) 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.

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and

pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.

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 are located within a T-4 Mixed-Use Sub-district of low intensity, primarily residential uses and neighborhood retail of the Downtown Development District (DDD). The DDD has specific requirements regarding the subdivision of property, and as it is a part of the Zoning Ordinance, not the Subdivision Regulations, this review will be based primarily upon the DDD requirements.

The proposed lots front North Jackson Street and State Street, both of which are minor streets with compliant 50' rights-of-way; therefore, no dedication would be required. The right-of-way widths should be retained on the Final Plat, if approved.

Property width requirements for a T-4, Mixed-Use Sub-district, are a minimum of 18 feet and a maximum of 120 feet per Section 64-3.I.8.(b) (1) of the Zoning Ordinance. The proposed lots are within that allowable range, but are less than typically required by Section V.D.2. of the Subdivision Regulations; therefore, if approved, a waiver of Section V.D.2. will be required.

Per Section 64-3.I.8.(d), the DDD allows a twelve-foot maximum setback along all street frontages in T-4 Sub-districts. The preliminary plat shows no setback requirements. If approved, the Final Plat should be amended to depict or label a maximum building setback of twelve feet along both street frontages. As this differs from the standard 25-foot minimum setback required by Section V.D.9. of the Subdivision Regulations, this section will need to be waived, if approved.

The preliminary plat provides the lot sizes in square feet and acres. Therefore, if approved, this information should be retained on the Final Plat, or a table should be furnished on the Final Plat providing the same information. As per Section 64-3.I.10.(a), property coverage by all buildings in T-4 Sub-districts shall not exceed 75 percent of the net property area. A note should be required on the Final Plat stating such.

It should also be noted that the subject site is located within the DeTonti Square Historic District, thus any future development of the site will require Architectural Review Board (ARB) in addition to the Consolidated Review Committee (CRC) approval.

Section 64-3.I.11.(c)(3) limits the driveway width to ten feet within the front setback along primary frontages. A note should be required on the Final Plat stating such. As per the Traffic Engineering comments, each lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO

standards. Other zoning restrictions may exist that may further reduce the number of allowable curb cuts per lot. A note should be required on the Final Plat stating these comments.

The plat indicates a Common Area intended for parking. A note should be required on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners.

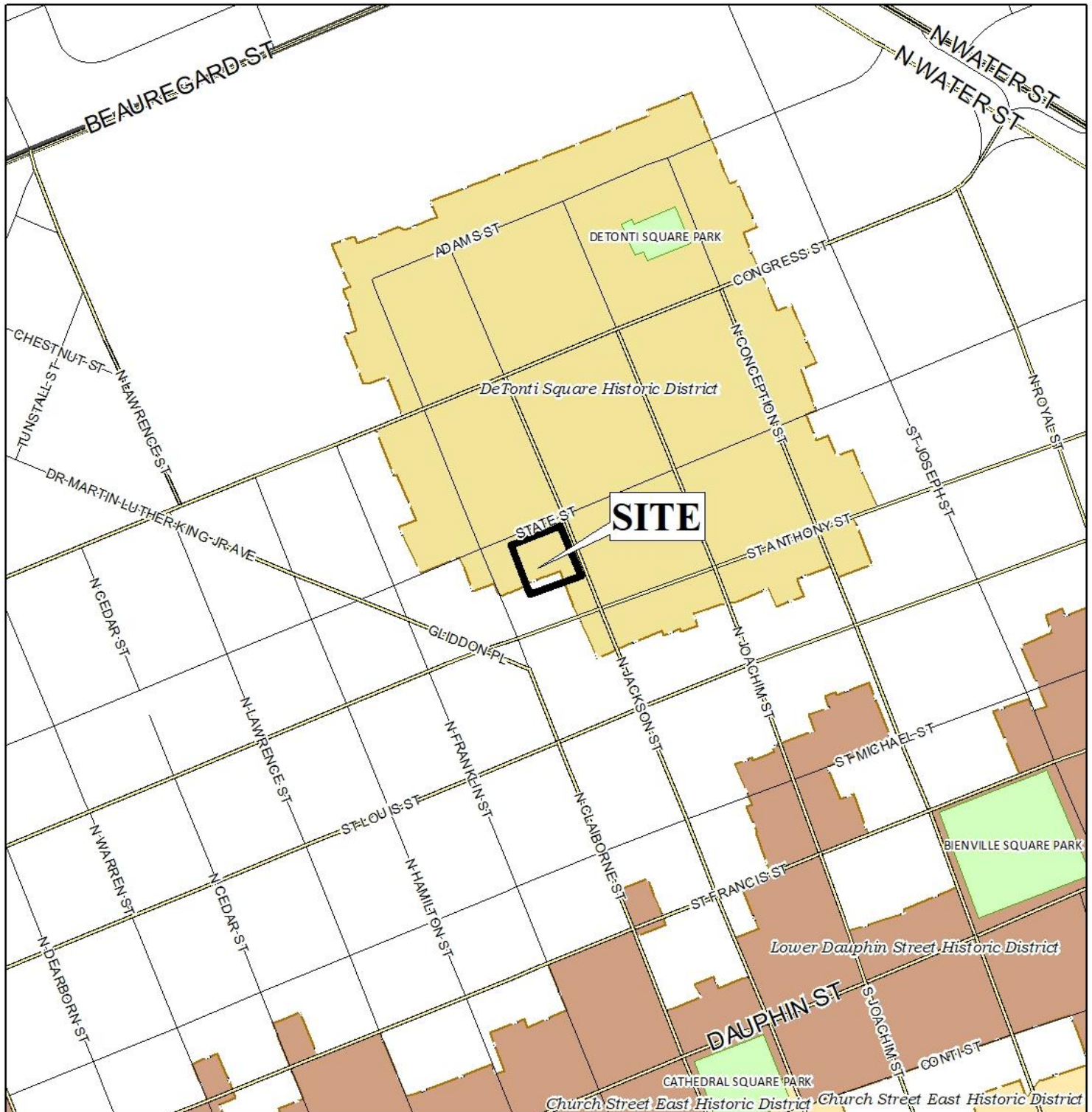
Based upon the preceding, with waivers of Sections V.D.2. and V.D.9. of the Subdivision Regulations, the plat is recommended for Tentative Approval, subject to the following conditions:

- 1) retention of the right-of-way widths of North Jackson Street and State Street on the Final Plat;
- 2) revision of the plat to depict or label a maximum building setback line of twelve feet along both street frontages;
- 3) retention of the lot sizes in both square feet and acres, 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 site coverage by all structures shall not exceed 75 percent of the net property area;
- 5) placement of a note on the Final Plat stating that driveway width is limited to ten feet within the front setback;
- 6) placement of a note on the Final Plat stating that the maintenance of the Common Area is the responsibility of the property owners;
- 7) 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. Check that the deed reference in the written description is the latest. Check Instrument #2004053516 for potential additional information. C. Provide and label the monument set or found at each subdivision corner. D. Show and label all flood zones. New maps went into effect on June 5, 2020. E. Update SURVEYOR'S NOTES #2 to reference the latest FEMA FIRM information (June 5, 2020). F. Show and label the MFFE (Minimum Finished Floor Elevation) on each lot that contains an AE, V, or X (shaded) flood zone designation. BFE is 11.0 ft. G. Provide the Surveyor's and Owner's (notarized) signatures. H. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo LOTS 1-7 and the COMMON AREA 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 1-7 and the COMMON AREA – NONE. I. 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. J. 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. 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. 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. M. Add a note that all easements shall remain in effect until vacated through the proper Vacation process. N. 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. O. 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.);*

- 8) *placement of a note on the Final Plat stating the Traffic Engineering comments: (Each lot is limited to no more than one curb cut per street frontage with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Other zoning restriction may exist that may further reduce the number of allowable curb cuts per lot.);*
- 9) *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*
- 10) *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 6 DATE May 6, 2021

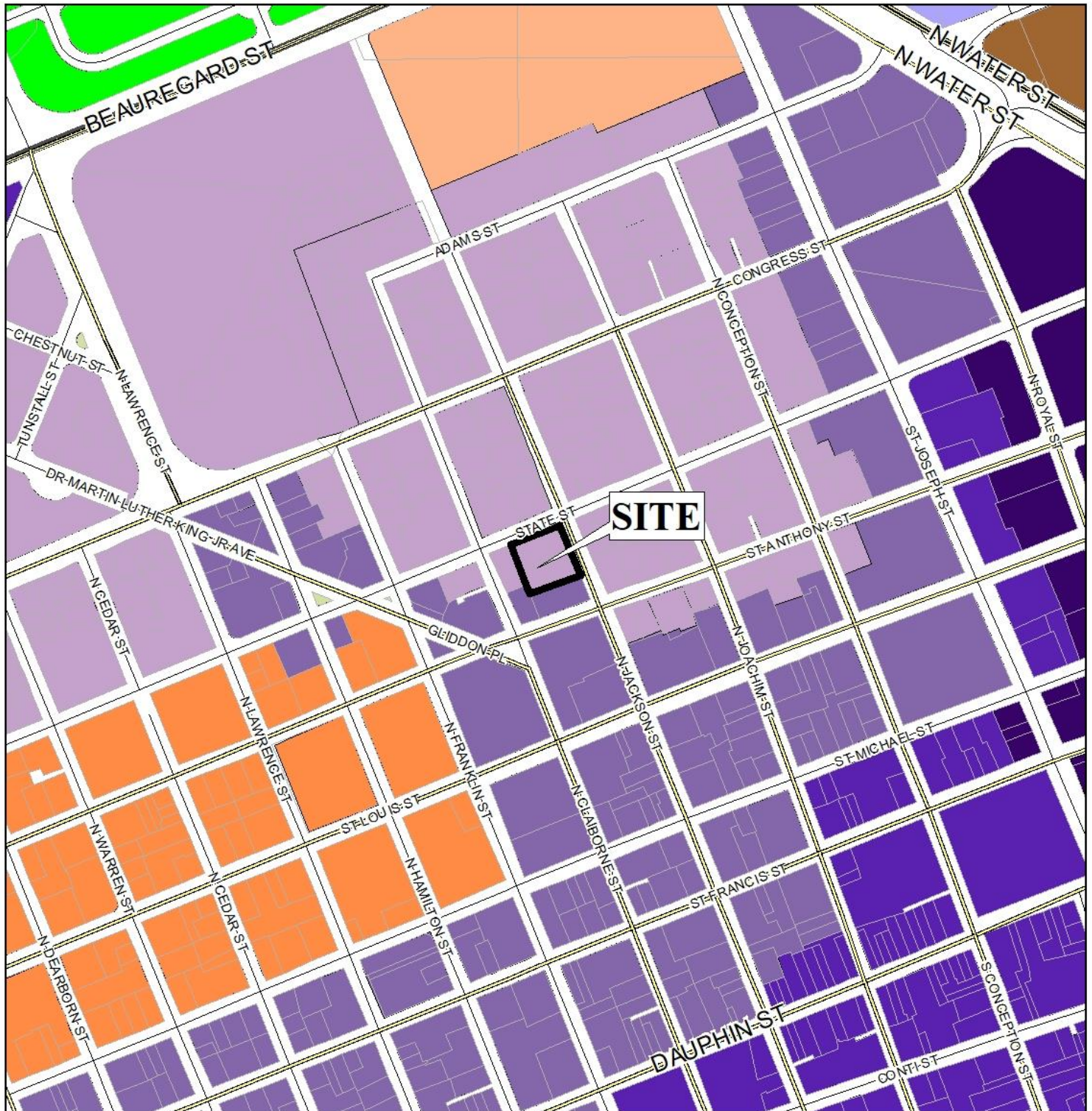
APPLICANT Detonti Place Subdivision

REQUEST Subdivision





# LOCATOR ZONING MAP



APPLICATION NUMBER 6 DATE May 6, 2021

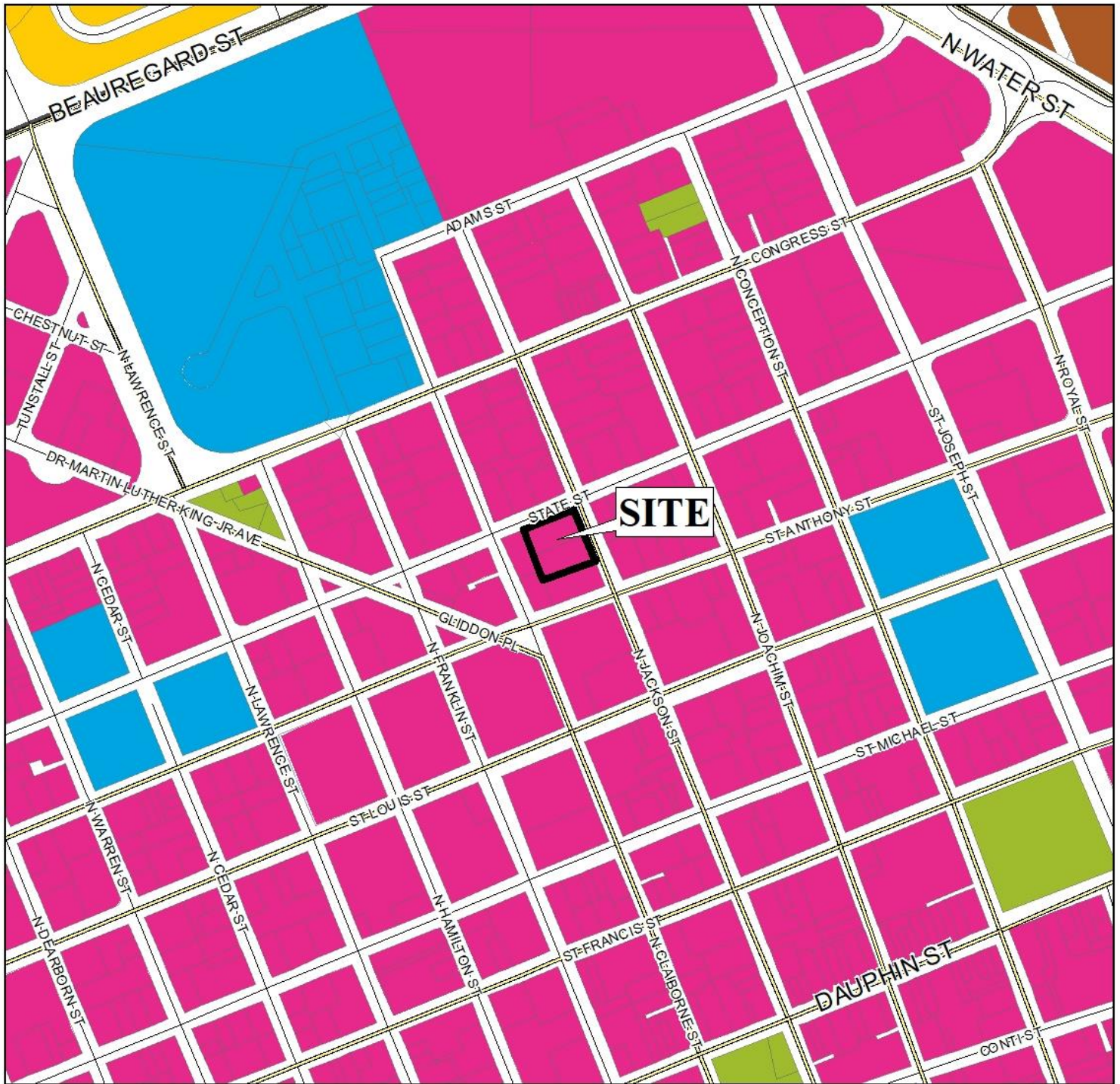
APPLICANT Detonti Place Subdivision

REQUEST Subdivision





# FLUM LOCATOR MAP



APPLICATION NUMBER 6 DATE May 6, 2021

APPLICANT Detonti Place Subdivision

REQUEST Subdivision

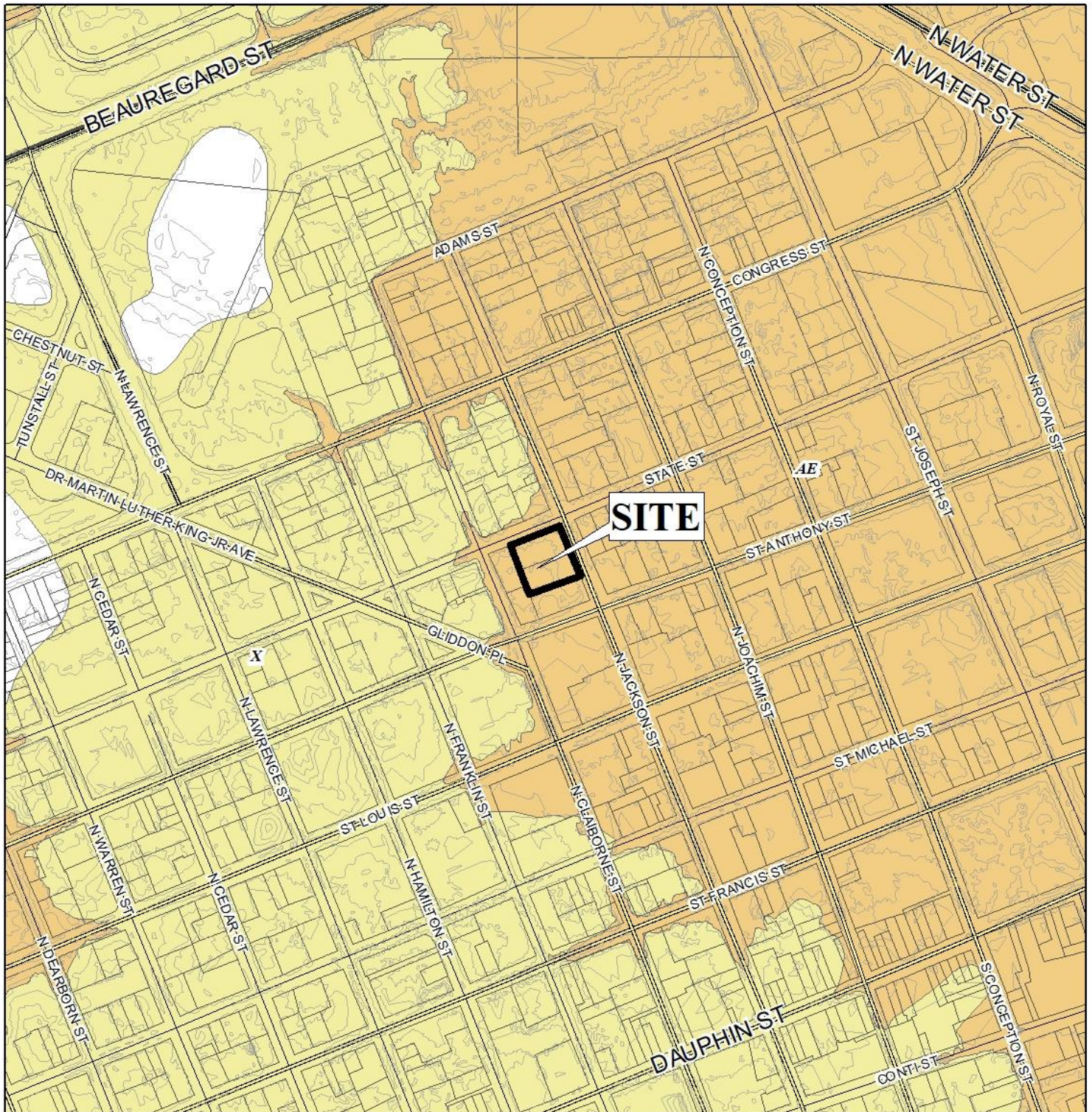
- |  |   |   |  |
|--|---|---|--|
| <span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Low Density Residential   | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkred; border: 1px solid black;"></span> Neighborhood Center - Traditional | <span style="display: inline-block; width: 15px; height: 10px; background-color: brown; border: 1px solid black;"></span> Downtown Waterfront | <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> Parks & Open Space |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Density Residential | <span style="display: inline-block; width: 15px; height: 10px; background-color: blue; border: 1px solid black;"></span> Neighborhood Center - Suburban       | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Light Industry  | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Water Dependent |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: pink; border: 1px solid black;"></span> Downtown                    | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightpink; border: 1px solid black;"></span> Traditional Corridor            | <span style="display: inline-block; width: 15px; height: 10px; background-color: darkblue; border: 1px solid black;"></span> Heavy Industry   |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> District Center              | <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Mixed Commercial Corridor          | <span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Institutional   |  |



NTS



# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6 DATE May 6, 2021

APPLICANT Detonti Place Subdivision

REQUEST Subdivision





# DETONTI PLACE SUBDIVISION



APPLICATION NUMBER 6 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





# DETONTI PLACE SUBDIVISION



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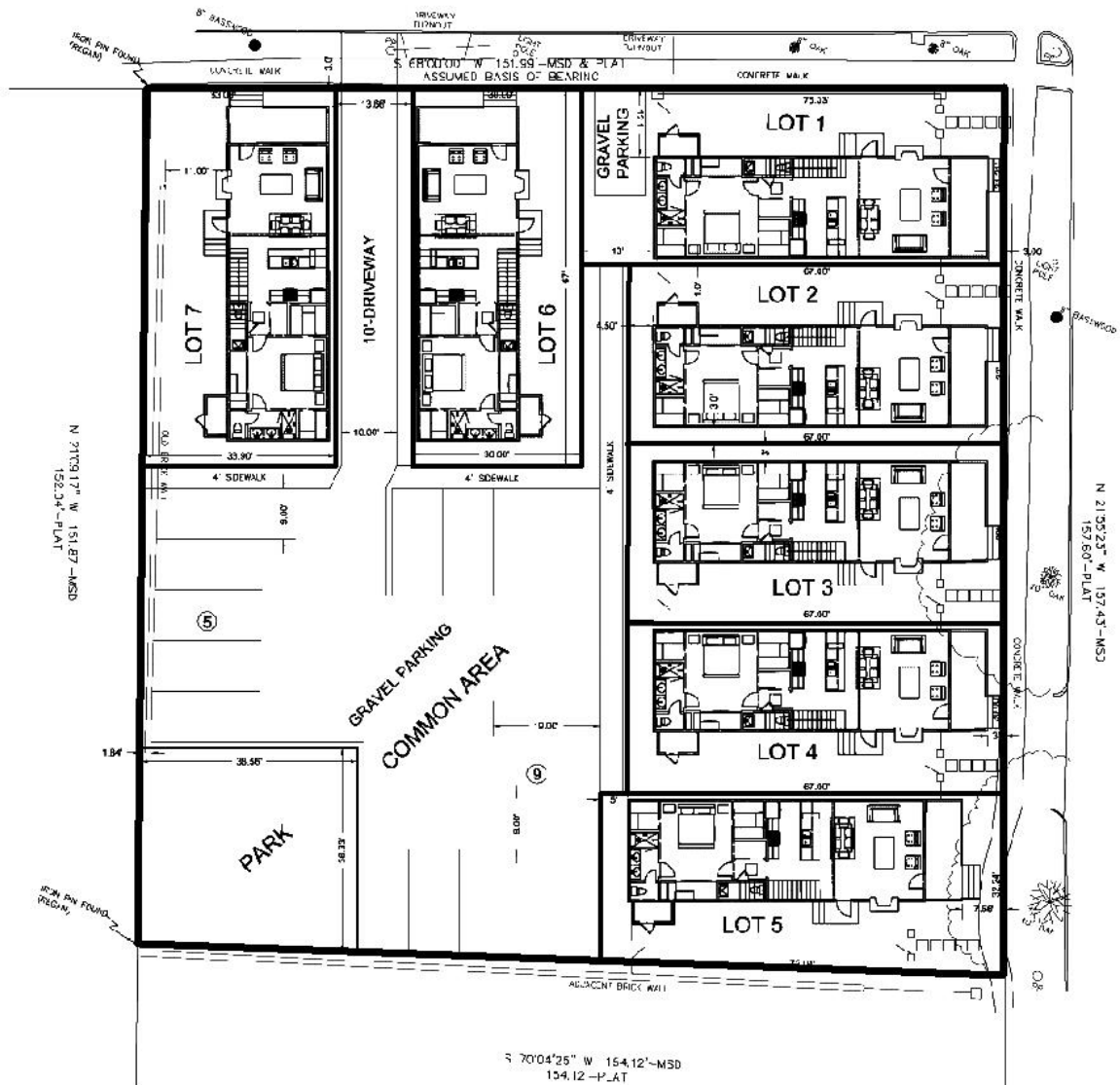




# SITE PLAN

STATE STREET

50'-RIGHT-OF-WAY (PAVED)



The site plan illustrates the proposed buildings, parking, and park.

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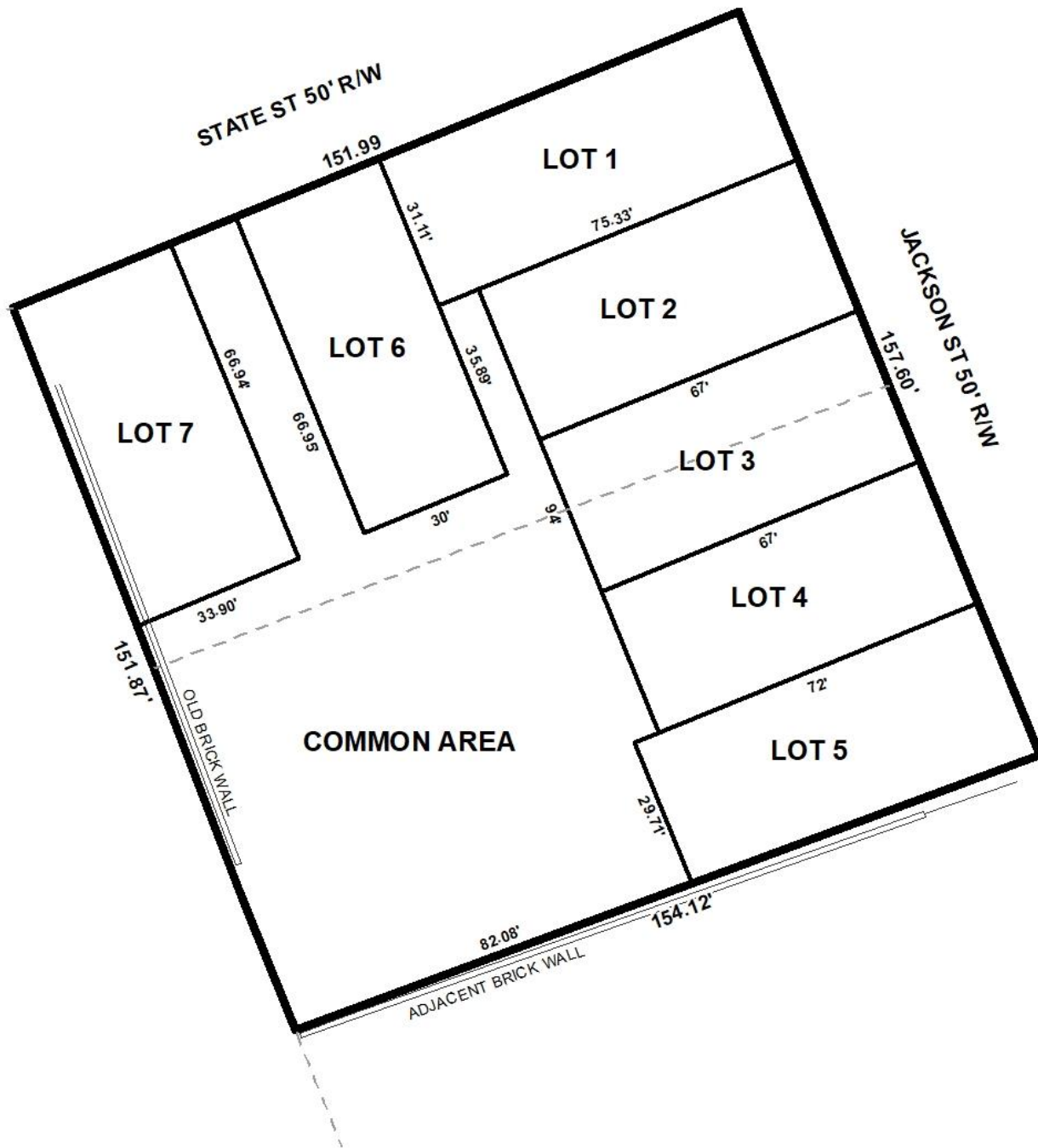
APPLICANT Detonti Place Subdivision

REQUEST Subdivision



NTS

# DETAIL SITE PLAN



APPLICATION NUMBER 6 DATE May 6, 2021

APPLICANT Detonti Place Subdivision

REQUEST Subdivision



